



32 William Booth Way, Felixstowe, IP11 2FL

£260,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

Situated at the end of a quiet cul-de-sac, a well presented three bedroom end of terrace property with conservatory and enclosed rear garden, attached car port / workshop and block paved driveway to front providing off road parking for up to three vehicles.

Heating is supplied in the form of gas fired central heating via a Potterton Titanium boiler.

ENTRANCE HALLWAY

Fitted carpet. Radiator. UPVC double glazed window to front aspect. Staircase to first floor. Door to:

LOUNGE/DINING ROOM (W)

24' 9" x 12' 3" (7.54m x 3.73m) max 8'3" min A sizeable room with bay window to front. Two radiators. Double doors to conservatory.

KITCHEN (E INTO CONSERVATORY)

9' 3" x 6' 9" (2.82m x 2.06m) Fitted with a range of wall and base units with an inset one and a half bowl stainless steel sink unit. The appliances include a Diplomat slim line dish washer. Space for gas or electric cooker. The modern Potterton Titanium gas fired boiler is in the kitchen.

CONSERVATORY (E)

13' 3" x 12' 9" (4.04m x 3.89m) Of brick and UPVC double glazed construction. Tiled floor with under floor heating. Fitted unit with plumbing for washing machine.

LANDING (S)

The airing cupboard housing the hot water cylinder is on the landing and there is access to the loft void. Additional built in shelved cupboard.

BEDROOM (W)

12' 6" x 8' 3" (3.81m x 2.51m) With built in wardrobes. Radiator.

BEDROOM (E)

12' 3" x 9' 3" (3.73m x 2.82m) With built in wardrobes. Radiator.

BEDROOM (W)

8' 6" x 6' 8" (2.59m x 2.03m) This room is at present used as a study.

BATHROOM (E)

Fitted with a three-piece suite comprising panelled bath with Mira shower unit over, low level WC and wash basin. Heated towel rail/rad.

OUTSIDE

The property is approached over a block paved drive which provides off road parking in front of the house and the lean to garage/workshop.

The enclosed landscaped gardens to the rear include a lawn, and area of decking, a pond and a shed with (12'x8') with power connected.

LEAN TO WORKSHOP

19' 8" x 9' 6" (5.99m x 2.9m) The gas and electricity meters are in this building. There are double doors to the front of this building.

COUNCIL TAX BAND

B

EPC current rating C(71) with potential of B(86) valid until Aug '27

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AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

VIEWING

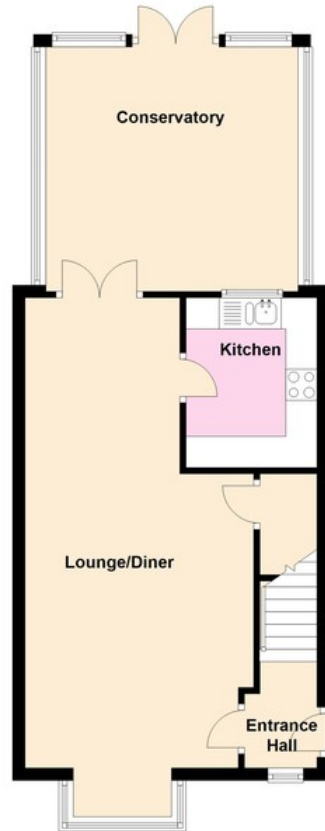
By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.





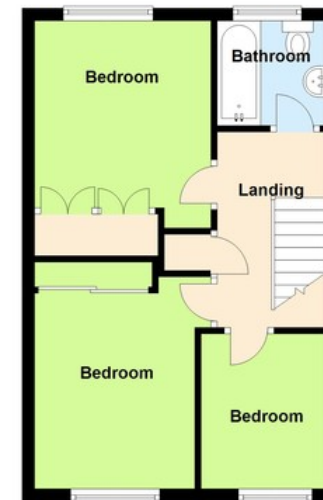
Ground Floor

Approx. 52.4 sq. metres (563.5 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.0 sq. feet)



Total area: approx. 87.6 sq. metres (942.5 sq. feet)

Prepared By david-mortimer.com Not To Scale For Identification Purposes Only
Plan produced using PlanUp.

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