



Guide price £235,000
James Boden Close, Felixstowe, IP11



 3
Bedrooms

 1
Bathroom

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A generous sized three bedroom family home located in the best position of a quiet and popular close. Some updating may be required but the property boasts a pleasant front garden and a decent sized south facing back garden. The property also benefits from a modern bathroom, sunny conservatory, garage, off road parking, gas central heating and UPVC double glazing throughout.

Entrance Hallway 1.67m x 3.58m (5' 6" x 11' 9")

Entrance Porch to the property, wooden effect vinyl flooring, stairs to the right.

Reception Room 4.01m x 4.57m (13' 2" x 15')

Generous sized lounge room with electric feature fireplace, Large Double glazed UPVC Window to front aspect

Kitchen/Diner 5.08m x 3.56m (16'8" x 11'8") (Narrowing to 2.43m/7'12")

Large built in pantry, additional built in storage cupboard, space for the following appliances: Fridge freezer, Washing Machine, Dishwasher. Base level units only worktops over. Single drainer inset sink unit and tiled splashback. Decorative coving to the ceiling and wooden effect vinyl flooring.

Conservatory 1.83m x 4.80m (6' x 15' 9")

Brick and UPVC conservatory with double UPVC doors to the garden.

Stairs leading to first floor landing:

Bathroom 3.08m x 1.60m (10' 1" x 5' 3")

Comprising of modern WC, washbasin, bath with shower over.

Bedroom One 2.18m x 3.05m (7' 2" x 10')

Bedroom Two 3.06m x 4.03m (10' x 13' 3")

Bedroom Three 2.69m x 3.67m (8' 10" x 12')

Garden 10.50m x 7.20m (34' 5" x 23' 7")

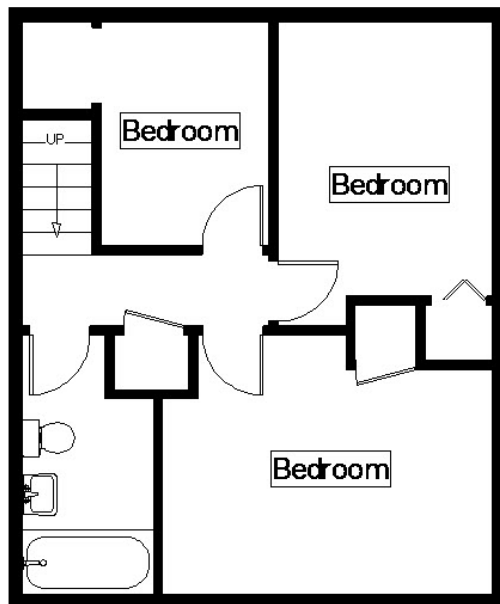
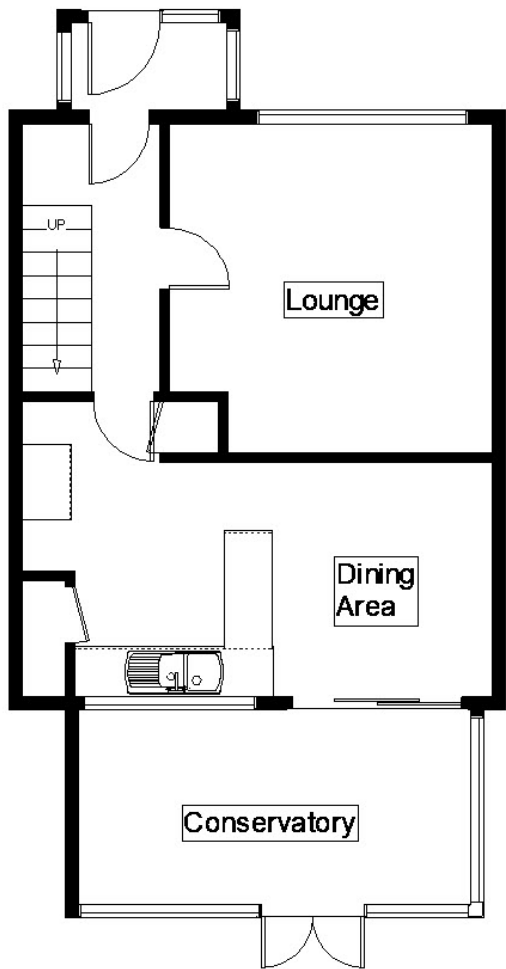
Large garden with secure gated side access.

Additional Information

Tenure - Freehold EPC Rating - Current is 61D and potential to be 81B Council Tax Band - B (2023/24: £1,564.18) Services - We understand that mains water, drainage, gas and electricity are connected to the property. Property Type - End-terrace house Total Floor Area - 82 square metres Total Plot Size - 175 square meters



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

