



6 High Street, Tuddenham, Ipswich, IP6 9BN

£200,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

A charming two-bedroom mid-terraced cottage offering characterful accommodation arranged over two floors, complemented by a generous established rear garden. The property combines traditional features, including exposed timber beams, latch-style wooden doors and a brick fireplace, with bright and well-presented living space.

The accommodation opens into a comfortable living room, featuring a brick fireplace with inset stove and a window overlooking the front. From here, stairs rise to the first floor, while a doorway leads through to the kitchen.

To the rear is a characterful kitchen and eating area, with exposed ceiling beams and a range of timber-fronted units, work surfaces, inset sink, electric hob and built-in oven. There is space for a small dining table within the adjoining eating area, together with a door providing access to the rear garden.

Upstairs, the property offers a good-sized principal bedroom, together with a second bedroom/study, making it ideal as a guest room, nursery or home office. The accommodation is completed by a shower room fitted with a shower enclosure, WC and wash hand basin. Outside, the property has a small, enclosed frontage, while to the rear is a particularly long and established garden, predominantly laid to lawn with mature shrubs and trees, fencing to the boundaries, patio areas and a useful garden shed.

An appealing period-style home with plenty of character, ideally suited to a first-time buyer, downsizer, investor or purchaser looking for a manageable cottage with a generous garden.

LIVING ROOM

10' 7" x 11' 1" (3.23m x 3.38m)

KITCHEN

5' 10" x 7' 11" (1.78m x 2.41m)

EATING AREA

6' 2" x 7' 11" (1.88m x 2.41m)

BEDROOM

10' 11" x 11' 1" (3.33m x 3.38m)

BEDROOM/STUDY

10' 7" x 7' 11" (3.23m x 2.41m)

BATHROOM

6' 10" x 5' 1" (2.08m x 1.55m)

ENERGY PERFORMANCE CERTIFICATE

The current EPC is E (44) with potential of an A (92) which is valid until Oct 2031

COUNCIL TAX BAND

B

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.

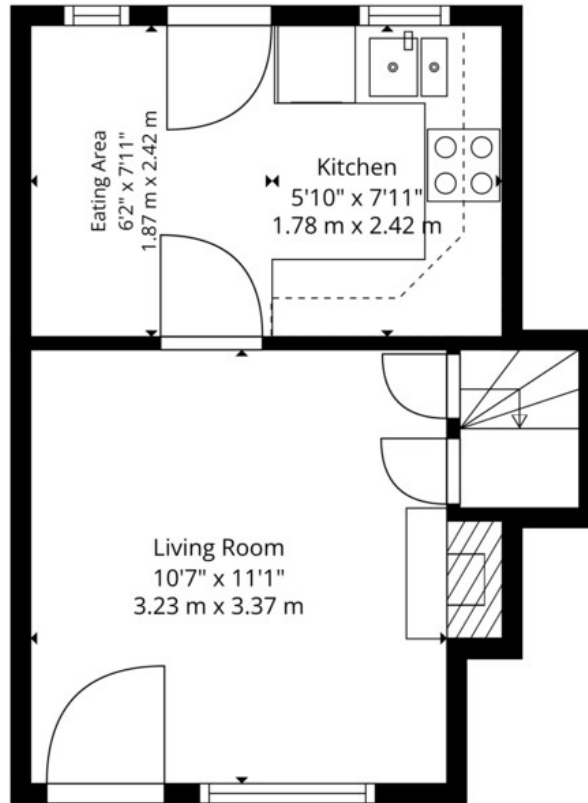
VACANT POSSESSION ON COMPLETION

VIEWING

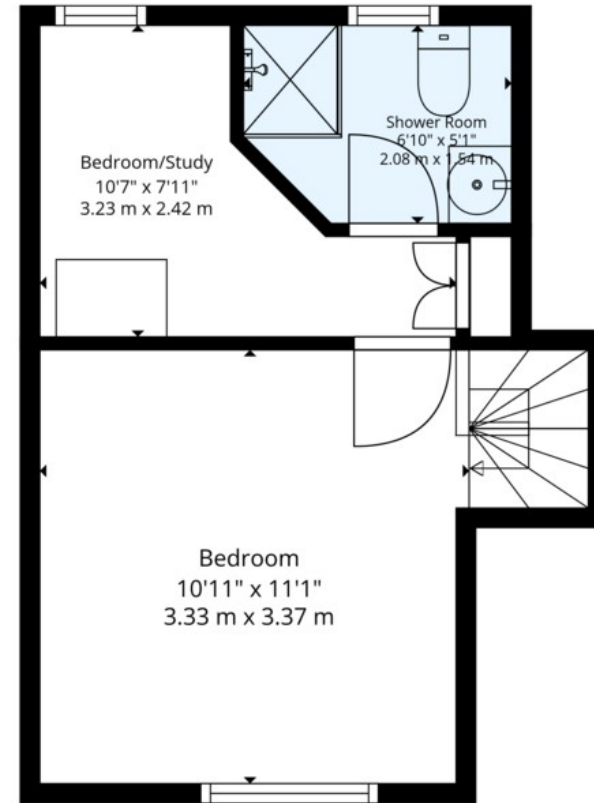
By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.



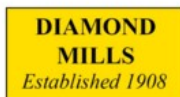




1st Floor



2nd Floor



TOTAL: 464 sq. ft, 43 m2
 1st floor: 234 sq. ft, 22 m2, 2nd floor: 230 sq. ft, 21 m2
 EXCLUDED AREAS: WALLS: 69 sq. ft, 7 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.