



**2 Nacton Road, Felixstowe, IP11 2EU**

**£200,000 FREEHOLD**

**DIAMOND**

**MILLS**

*Established 1908*

**A charming terraced cottage of considerable character with three first floor bedrooms, two reception rooms, a modern kitchen and a modern bathroom. Small enclosed front garden and rear courtyard garden.**

**SITTING ROOM (E)**

11' 3" x 9' 6" (3.43m x 2.9m) Plus bay. The focal point of the room is brick fireplace. Boarded floor. Radiator.

**STAIRCASE HALL**

With stairs to first floor.

**DINING ROOM (WEST INTO LEAN-TO)**

11' 3" x 9' 6" (3.43m x 2.9m) Open brick fireplace with inset multi fuel stove. Boarded floor. cupboard under stairs. Doorway to kitchen.

**KITCHEN (SOUTH INTO LEAN-TO)**

7' x 7' 9" (2.13m x 2.36m) Fitted with a range of wall and base units with wooden work surfaces. The appliances include a Neue halogen hob and oven. A cupboard houses the Potterton balance flue gas fired boiler.

**INNER HALL**

With door to bathroom.

**BATHROOM (W)**

7' 3" x 6' 6" (2.21m x 1.98m) Fitted with a three piece suite comprising panel bath with shower attachment over and fitted screen, vanity unit with inset wash basin and low level WC. Recess with plumbing for washing machine. Heated towel rail/rad.

**LEAN - TO**

10' 9" x 3' 6" (3.28m x 1.07m) External door to garden. Water tap.

**LANDING**

With access to boarded loft void with ladder.

**BEDROOM (E)**

11' 3" x 9' 6" (3.43m x 2.9m) A lovely light room in the morning. Radiator. Built in cupboard.

**BEDROOM (W)**

9' 6" x 8' 4" (2.9m x 2.54m) With fitted bunk beds and cupboard. Radiator.

**BEDROOM (W)**

10' 6" x 7' 3" (3.2m x 2.21m) With fitted cupboards. Radiator.

**OUTSIDE**

The front garden is enclosed by a white picket fence and a path leads to the front door.

There is an enclosed courtyard garden to the rear and a covered deck. The path leads under a mature rose arch to the end of the garden where there is a shed and a palm.

**COUNCIL TAX BAND**

A

**ENERGY PERFORMANCE CERTIFICATE**

The current rating is 63 (D) with a potential of 80 (C) valid until 17<sup>th</sup> February 2034

**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.**



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