

# DIAMOND MILLS

SALES

LETTINGS

AUCTIONS

VALUATIONS

**3 Runnacles Way, Felixstowe, Suffolk, IP11 2FJ**



**A superbly presented two bedroom semi detached house with a conservatory and two off road parking spaces, offered for sale with vacant possession, no onward chain.**



**£237,500**



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## Key Features

- IDEAL FIRST TIME PURCHASE OR BUY TO LET
- TWO BEDROOMS
- GAS FIRED CENTRAL HEATING
- FIRST FLOOR BATHROOM
- CONSERVATORY
- NO ONWARD CHAIN

## **UPVC DOUBLE GLAZED ENTRANCE DOOR TO:-**

### **ENTRANCE HALL**

Staircase to first floor. Door to:-

### **LOUNGE/DINER**

21' 7" x 10' 9" (6.58m x 3.28m) Two radiators. Square bay window to front aspect. Under stairs storage cupboard. Coving. Sliding door to:-

### **KITCHEN**

9' 3" x 6' 5" (2.82m x 1.96m) Modern fitted kitchen consisting of a range of eye and base level units with laminate work tops, tiled splash backs, one and a half bowl stainless steel single sink unit with drainer, built in under counter electric oven, four ring electric hob with extractor hood above. Space for fridge freezer and space for washing machine. Window to rear aspect.

### **CONSERVATORY**

12' 10" x 8' 6" (3.91m x 2.59m) Of UPVC and brick construction. Radiator. Windows to side and rear aspects. French doors to rear garden.

## **FIRST FLOOR ACCOMMODATION**

### **FIRST FLOOR LANDING**

Doors off to:-

### **BEDROOM ONE**

13' 8" x 11' 10" (4.17m x 3.61m) Radiator. Built in wardrobes. Windows to front aspect. Airing cupboard housing hot water cylinder.

### **BEDROOM TWO**

9' 3" x 7' 3" (2.82m x 2.21m) Radiator. Cupboard housing gas fired boiler. Window to rear aspect. Currently used as a craft room.

### **BATHROOM**

White suite comprising low level WC, pedestal wash hand basin, low level WC, bath unit with shower over, tiled walls, obscured window to rear aspect. Built in storage cabinet.

### **OUTSIDE**

To the front of the property is an open plan area of lawn with shrubs in front of the bay window.

The rear garden is fully enclosed by fencing and offers a most pleasant south facing aspect and has been designed for a keen gardener with a seating area and well stocked with a wide range of flowers, shrubs and trees and there is a decking area to the south east corner of the garden and a garden shed (with power connected) in the south west corner and the water feature is included. There is a pedestrian gate at the rear of the garden providing access to the two off road parking spaces.

### **COUNCIL TAX BAND**

Band B.

## **ENERGY PERFORMANCE CERTIFICATE**

The current energy performance rating is D (68) and the potential rating is B (89) and the current energy performance certificate is valid until 22nd May 2034.

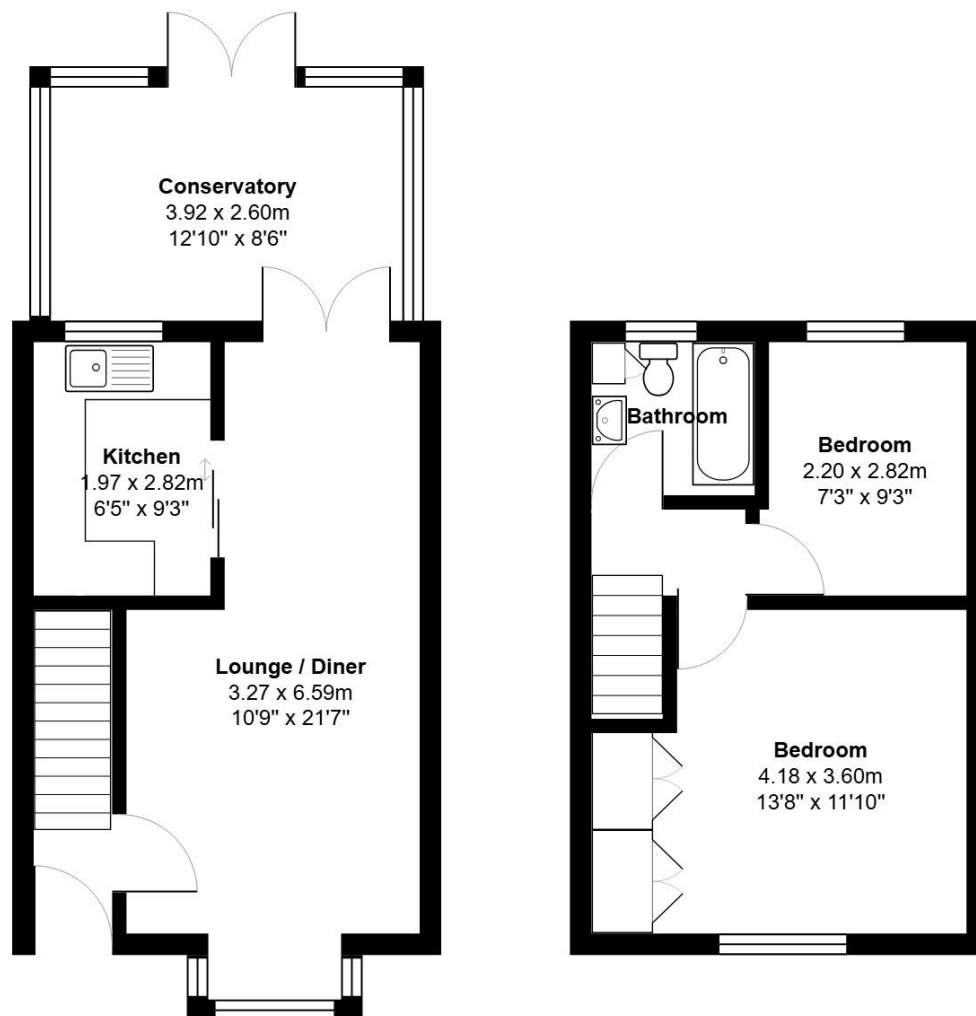
## **AGENTS NOTE**

**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.**



It is requested that all negotiations should be made through Diamond Mills. These property particulars are intended to give a fair description, and whilst taking every reasonable precaution Diamond Mills do not accept responsibility for properties not correctly described, nor for any expenses incurred by applicants viewing properties which have been let, sold or withdrawn, without the Firms knowledge.