



CORNERSTONE
RESIDENTIAL ESTATE AGENTS
FOR SALE
01394 547000



CORNERSTONE
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NEW STREET, WOODBRIDGE, IP12 1DZ

TENURE : FREEHOLD

OFFERS OVER £850,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall

With stairs off to the first floor and doors to...

Living Room 4.76m x 3.81m (15' 7" x 12' 6")

A spacious living room with box bay window and feature fireplace.

Dining Room 3.80m x 3.76m (12' 6" x 12' 4")

A characterful room with a feature fireplace and glazed doors overlooking and giving access to the rear garden.

Breakfast Room 3.78m x 2.61m (12' 5" x 8' 7")

A third reception room with plenty of cupboard space with a wall-mounted boiler and a door to the...



Kitchen 3.31m x 3.24m (10' 10" x 10' 8")

Fitted with a range of cabinets, work surfaces, tiled splashbacks, plumbing for washing machine and dishwasher, gas cooker point, inset sink/drain unit and a door giving access to the rear garden.

First Floor Landing

With stairs off to the second floor, airing cupboard and doors to...



Bedroom One 4.14m x 3.85m (13' 7" x 12' 8")

Measurement excludes wardrobe recess, includes box bay window. A fantastic, spacious principal bedroom with built-in wardrobe.

Bedroom Two 3.74m x 3.85m (12' 3" x 12' 8")

Measurement excludes wardrobe recess. Another large double bedroom with a pleasant view over the rear garden.

Bedroom Three 3.24m x 2.72m (10' 8" x 8' 11")

Maximum measurements provided.

Bathroom & Separate WC

The WC is located adjacent to Bedroom Three, towards the rear of the house and the Bathroom is at the front, fitted with panelled bath and wash basin.

Second Floor Landing

With access to a large storage cupboard, eaves storage and doors to...

Bedroom Four 3.83m x 2.69m (12' 7" x 8' 10")

Maximum measurements provided. With window to side aspect and fitted wardrobe

Bedroom Five 3.86m x 2.42m (12' 8" x 7' 11")

Maximum measurements provided. With window to side aspect.

Outside

The property is sat elevated from the road and approached via a set of steps leading to the front garden and pathway. There's side access to the south-facing rear garden which has an outside WC and store with power connected and a vent for a tumble drier, a concrete path leading to the lawn, planting beds and shed, all enclosed by brick wall and fencing.

Services

We understand from our vendor client that the property is connected to mains gas, electricity, water and drainage. No services have been tested.

THE PROPERTY & LOCATION

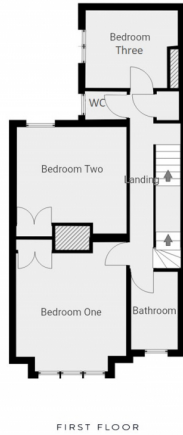
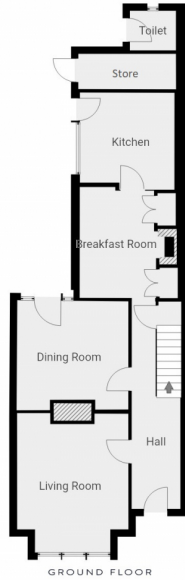
A superb character home in central Woodbridge, offering generous accommodation in excess of 1650 square feet including five bedrooms, three reception rooms, and a good-sized south-facing garden. The property is in need of some updating and is available with no onward chain.

Woodbridge is an historic market town, close to the beautiful Heritage Coast, on the banks of the River Deben. There's a wonderful range of leisure and shopping attractions; both boutique and chains, and some fantastic sites of significance nearby such as Sutton Hoo, Snape and Aldeburgh. New Street is located centrally to the town with the Thoroughfare, the station and the river all close by,



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000

While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: New Street, Woodbridge, IP12

- Three Reception Rooms
- Close To The Town Centre
- No Onward Chain

Council Tax Banding : F

- Gas Central Heating
- Good-Sized South Facing Garden
- Five Bedrooms



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