



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

MORRIS ROAD, WICKHAM MARKET, IP13 0TF

TENURE : FREEHOLD

GUIDE PRICE £235,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Living Room 4.17m x 4.47m (13' 8" x 14' 8")
(Width measurements includes stairs) A good-sized living room with stairs off to the first floor and storage cupboard under, window to front aspect, door to the kitchen/diner and the...

Cloakroom

Fitted with a WC and wash basin.

Kitchen/Diner

3.15m x 4.47m (10' 4" x 14' 8")
(Max measurements provided) Fitted with a range of wall and base units with work surfaces over, inset stainless steel one-and-a-half-bowl drainer/sink unit, built-in electric oven, gas hob and extractor hood above, plumbing for washing machine, window and door to the rear aspect overlooking and giving access to the rear garden.



First Floor Landing

With doors to...

Bedroom One

4.46m x 4.24m (14' 8" x 13' 11")
(maximum measurements provided) A good double room with two windows to front aspect.



Bedroom Two

3.11m x 2.30m (10' 2" x 7' 7")
A good second bedroom overlooking the garden to the rear.

Bathroom

Fitted with a three-piece-suite comprising WC, wash basin and panelled bath with shower over.

Outside

To the front of the property is an open planting area, with bark chippings and a path to the front door. The rear garden has a lawn, patio and wooden storage shed. There's a gate to the rear that leads to the communal parking area where there is allocated parking.

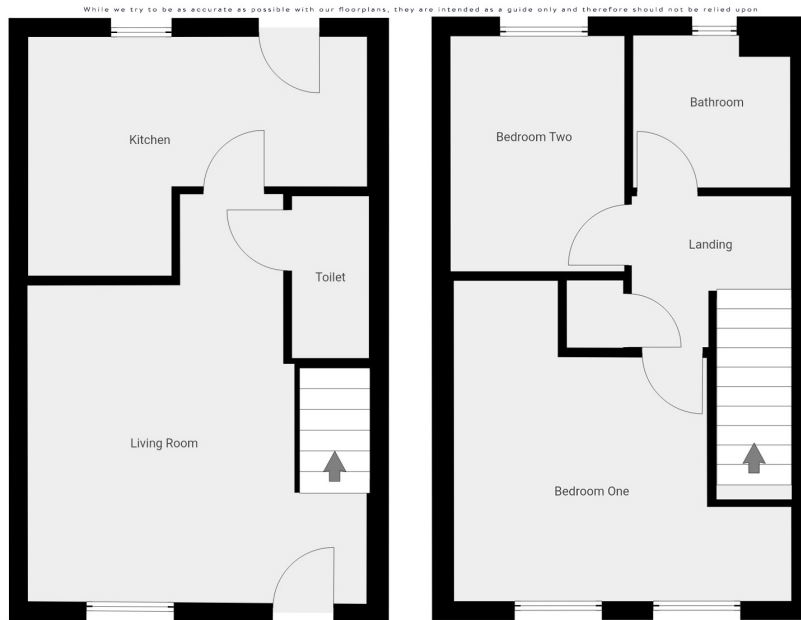
THE PROPERTY & LOCATION

A well-presented terraced home in a no-through road in Wickham Market. The property offers a living room, kitchen/diner, cloakroom, two bedrooms and a bathroom. There's a gas central heating system, double-glazed windows and allocated parking.

Wickham Market is a large village with an excellent range of amenities on offer including a range of shops, restaurants, doctors surgery, library, dentist, a primary school and a church. The A12 is within easy reach, along with Woodbridge, and there's a mainline railway station at Campsea Ashe.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		97
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Wickham Market, IP13

- **Popular Village Location**
- **Living Room**
- **Cloakroom & Family Bathroom**
- **Double-Glazed Windows**

- **Two Bedrooms**
- **Kitchen/Diner**
- **Gas Central Heating**
- **Allocated Parking**

Council Tax Banding : B



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU
 T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK
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 REGISTERED NUMBER: 9421778
 REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU