



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**OLD BARRACK ROAD, WOODBRIDGE, IP12 4EL**

**TENURE : FREEHOLD**

**GUIDE PRICE £375,000**

**CR-EA.CO.UK**

**01394 547000**

**42 MARKET HILL, WOODBRIDGE, IP12 4LU**

# THE ACCOMMODATION



## Entrance Porch

With door to the...

## Hallway

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

## Living Room 4.60m x 2.76m (15' 1" x 9' 1")

(measurement excludes understairs recess) A generously proportioned living room with storage, dual aspect windows and a double-sided solid-fuel stove.



## Dining Room 3.31m x 3.00m (10' 10" x 9' 10")

An excellent family space with stove, window to rear aspect and open to the...

## Kitchen 3.51m x 3.03m (11' 6" x 9' 11")

With fitted work tops and storage space beneath, inset sink/drain unit, electric cooker point, cooker hood, plumbing for washing machine, window to rear aspect and door to the garden.



## Bathroom

Fitted with a panelled bath and shower over, WC and wash basin with window to side aspect and an electric heated towel-radiator.

## First Floor Landing

With fitted storage and doors to...

## Bedroom One 3.63m x 3.33m (11' 11" x 10' 11")

A good-sized double bedroom with window to rear aspect.

## Bedroom Two 3.32m x 2.51m (10' 11" x 8' 3")

With built-in storage and window to rear aspect.

## Bedroom Three 3.00m x 2.24m (9' 10" x 7' 4")

With window to front aspect.

## Outside

To the front of the property is a large front garden with planting areas, lawn and off-road parking for several vehicles, to the side of the property is a storage area and the rear garden is mainly lawned with a patio area, pizza oven, and fencing to boundary. There is also an access gate to a cul-de-sac behind the property accessed from Newnham Avenue.

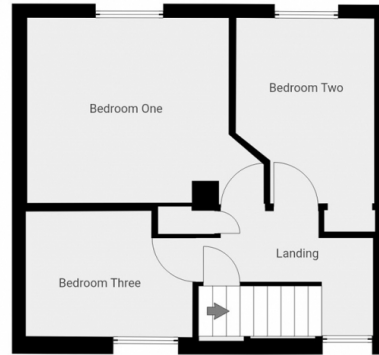
# THE PROPERTY & LOCATION

A superbly situated semi-detached home with a sense of character and charm. The property has been improved considerably from an energy-efficiency perspective with solar panels, a double-sided solid-fuel stove and double glazing throughout. The accommodation comprises an entrance porch, hallway, living room, dining room, kitchen, bathroom and three bedrooms. There's a good-sized garden and off-road parking for several vehicles.

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. There is also a railway station with links to Ipswich and London Liverpool Street.



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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Old Barrack Road, Woodbridge, IP12 4EL

- Well-Situated Semi-Detached Home
- Spacious Living Accommodation
- Off-Road Parking
- Solar Panels
- Three Bedrooms
- Good-Sized Garden
- Double-Glazed Windows
- Solid-Fuel Stove

East Suffolk Council Tax Banding : B



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