



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

NEW STREET, WOODBRIDGE, IP12 1DZ

TENURE : FREEHOLD

GUIDE PRICE £425,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall

With storage cupboard, stairs off to the first floor and doors to...

Kitchen 2.37m x 1.94m (7' 9" x 6' 4")

Fitted with wall and base units with work surfaces over, inset sink/drain unit, tiled splashbacks, electric oven, hob and cooker hood, plumbing for washing machine and window to front aspect.

Lounge/Diner 5.45m x 4.71m (17' 11" x 15' 5")

(Maximum measurements provided) With a fireplace, windows to rear aspect, fitted shelving, and a door to the rear garden.

First Floor Landing

With doors to...

Bedroom One 4.70m x 3.42m (15' 5" x 11' 3")

(Measurement includes fitted wardrobes) A large double bedroom with a pleasant outlook over the garden.

Bedroom Two 2.75m x 2.04m (9' x 6' 8")

With window to front aspect.

Bathroom

Fitted with a panelled bath, WC and wash basin.

Second Floor Attic Room /Study 2.76m x 2.70m (9' 1" x 8' 10")

A useful space that has been utilised as a study, with fitted storage and window to side aspect. The gas boiler is also situated within this room.

Outside

To the rear of the property is a pretty courtyard garden with brick and patio paving, has a brick built outbuilding and is enclosed by a brick wall. There is a pedestrian rear gate leading to the allocated parking area.



THE PROPERTY & LOCATION

A charming character cottage situated in a desirable position within central Woodbridge. The property has been well maintained by the current owner and offers well-proportioned accommodation over three floors comprising an entrance hall, kitchen, lounge/diner, two bedrooms and a bathroom on the first floor and an attic room that has been utilised as a study. There's gas-fired central heating, allocated off road parking and a beautiful courtyard garden.

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



- Central Woodbridge
- Two Bedrooms
- Attic Room
- Gas Central Heating

- Character Cottage
- Allocated Off-Road Parking
- Pretty Courtyard Garden
- No Onward Chain

Council Tax Banding : D



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