



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

ANDERSONS WAY, WOODBRIDGE, IP12 4EB

TENURE : FREEHOLD

GUIDE PRICE £525,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall

With built-in storage and doors to...

Kitchen 3.56m x 2.90m (11' 8" x 9' 6")

With base units and inset sink/drain, window to front and side aspect, door to outside, storage cupboard.

Living Room 5.23m x 3.35m (17' 2" x 11')

A generously proportioned living room with fireplace and window and door overlooking and giving access to the rear garden.



Bedroom One 4.24m x 3.35m (13' 11" x 11')

A large double room with fitted wardrobe and window to rear aspect.

Wet Room

Fitted with a shower, WC and wash basin.

Study/Office 3.58m x 2.90m (11' 9" x 9' 6")

With window to side aspect and stairs leading to the first floor.



First Floor Landing

With access to the loft/store room and doors to...

Bedroom Two 3.81m x 3.38m (12' 6" x 11' 1")

A good double bedroom with window to rear aspect and built-in cupboard.

Bedroom Three 3.15m x 2.77m (10' 4" x 9' 1")

A third double room with window to rear access.

Outside

The property enjoys a generous, mature plot with trees, lawn, patio and storage, all providing excellent scope for extension to the property, (subject to relevant planning permission), with plenty of parking and a garage.

THE PROPERTY & LOCATION

Situated at the end of a cul-de-sac in a very popular part of Woodbridge, this detached chalet bungalow offers a fantastic amount of potential, a generous plot and no onward chain. The accommodation comprises an entrance hall, Kitchen, dining room, living room, three bedrooms, bathroom and a garage.

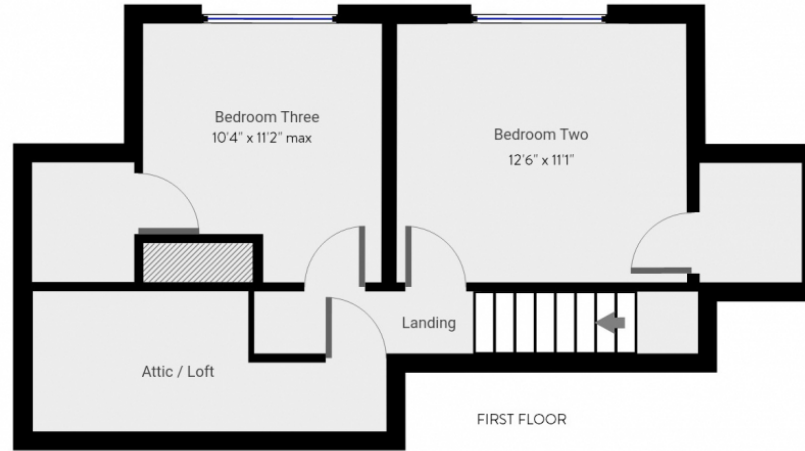
Woodbridge is a riverside town lying on the banks of the Deben and as such is a popular destination for sailing enthusiasts. Andersons Way is a cul-de-sac off of Through Duncans; situated to the north west of central Woodbridge, and is one of those exceptionally popular locations providing easy access to the town centre, to local facilities including shops and schools and the A12.



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



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Address: 7 Andersons Way, IP12

- Detached Chalet Bungalow
- Two reception Rooms
- Wet Room
- Off Road Parking & Garage

- Three Bedrooms
- In Need of Updating
- Generous Plot
- No Onward Chain

East Suffolk Council Tax Banding : D



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CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES
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