



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

MELTON HILL, MELTON, WOODBRIDGE, IP12 1AX

TENURE : FREEHOLD

GUIDE PRICE £450,000

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 3.99m x 3.96m (13' 1" x 13')

(Maximum measurements provided) Bay window to front aspect, feature fireplace with gas fire.

Dining Room 3.72m x 3.65m (12' 2" x 12')

With window to rear aspect.

Kitchen 3.12m x 3.03m (10' 3" x 9' 11")

With base units and work surfaces, inset stainless steel sink/drain unit, door to the conservatory and to the...

Utility Room 1.50m x 1.78m (4' 11" x 5' 10")

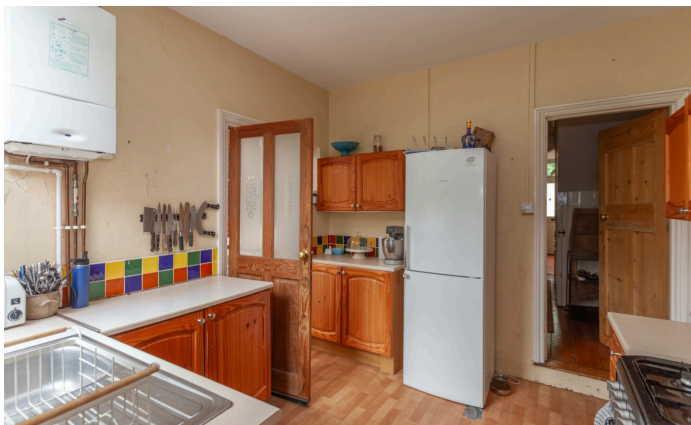
With plumbing for washing machine, window to side aspect, and door to

Shower Room

Fitted with a shower enclosure, WC and wash basin.

Conservatory 3.06m x 2.20m (10' x 7' 3")

With access to the rear garden.



First Floor Landing

With doors to...

Bedroom One 3.97m x 3.66m (13' x 12')

A spacious double bedroom with window to front aspect.

Bedroom Two 3.73m x 3.65m (12' 3" x 12')

Another good double with feature fireplace and window to rear aspect.

Bedroom Three 3.16m x 3.03m (10' 4" x 9' 11")

A third double with window to rear aspect and airing cupboard.

Bathroom

Fitted with a three-piece suite comprising WC, wash basin and roll-top bath, with window to front aspect.

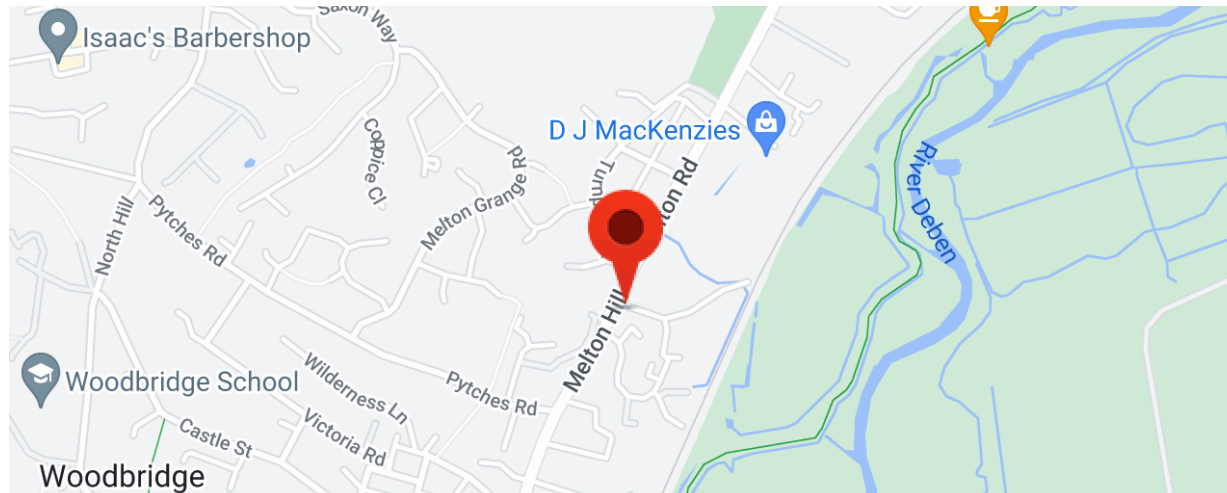
Outside

To the front of the property is an enclosed garden with brick wall and railings to boundary and a number of planting beds. There's a side passage leading to the rear garden which has a patio area and steps down to a generously proportioned garden mainly grassed with beds, shrubs and trees, a greenhouse, and fencing to boundaries.

THE PROPERTY & LOCATION

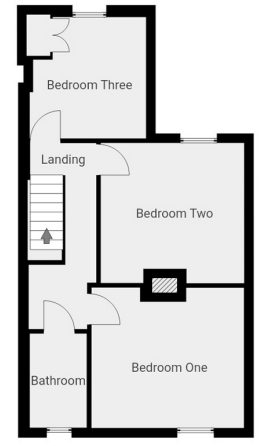
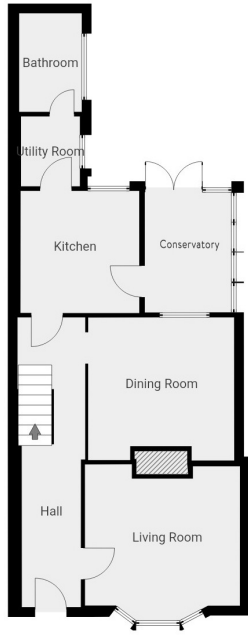
A characterful semi-detached villa within a popular location. The property offers excellent accommodation comprising an entrance hall, two reception rooms, kitchen, utility area, shower room and conservatory on the ground floor and three double bedrooms and a bathroom on the first. The property is in need of some updating, and has fantastic potential should you wish to extend or carry out a loft conversion, (subject to planning consent).

Melton Hill is a superb location that offers easy access to the town centre, station, and river. The Melton playing field is a stone's throw, and there are a number of shops and dining destinations within walking distance. Woodbridge is a popular Riverside town, nestled on the banks of the Deben with a superb range of schools, shopping and leisure facilities and easy access to the A12.



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		74
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Melton Hill, Melton, Woodbridge, IP12 1AX

- Semi Detached Villa
- Two Reception Rooms
- Ground Floor Shower Room
- Gas Central Heating

- Three Bedrooms
- Utility Room
- First Floor Bathroom
- Generous Garden

Council Tax Banding : C



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