



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

THE STREET, MELTON, IP12 1PL

TENURE : FREEHOLD

GUIDE PRICE £230,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Living Room *3.52m x 3.43m (11' 7" x 11' 3")*
With window to front aspect, exposed ceiling timbers, and a doorway to the...

Kitchen *3.53m x 2.53m (11' 7" x 8' 4")*
Fitted with a range of wall and base units, with work surfaces over, electric cooker point, inset sink/drainage unit, tiled splashbacks, window to rear aspect, doorway to the rear lobby, and a door to the...

Bathroom
Fitted with a three-piece-suite comprising WC, wash basin and panelled bath with shower over, tiled splashbacks and window to rear aspect.

Rear Lobby *1.78m x 1.26m (5' 10" x 4' 2")*
Lean-to addition with door to the rear garden.

First Floor
Lobby landing, with doors to...

Bedroom One *3.55m x 3.41m (11' 8" x 11' 2")*
A generous double bedroom with window to front aspect.

Bedroom Two *2.84m x 2.56m (9' 4" x 8' 5")*

Another good-sized bedroom with window to rear aspect.

Outside

The pretty rear garden is laid to patio with well-stocked raised beds, slate and shingled borders, fenced boundaries, and a rear gate leading in to a shared pathway with access to a storage shed.



THE PROPERTY & LOCATION

A well-presented terraced cottage within the popular village of Melton, on the outskirts of Woodbridge. The property comprises a living room, kitchen, lobby and bathroom on the ground floor with two bedrooms on the first floor. There's gas central heating and double-glazed windows and a pretty garden.

Melton is conveniently located on the fringes of Woodbridge. Locally there's a convenience store, railway station, cafe, butchers and a Primary School as well as some beautiful spots nearby, including walks along the River Deben into Woodbridge or the forests and heathlands to the north of the town. The location provides easy reach to the A12 giving convenient access to the Suffolk Heritage Coast, and trunk roads for Colchester, Bury St Edmunds & London.



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.



- Popular Location
- Two Bedrooms
- Ground Floor Bathroom
- Gas Central Heating

- Character Terraced Cottage
- Living Room
- Pleasant Garden
- Double Glazed Windows

East Suffolk Council Tax Banding : B



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