



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

HERCULES ROAD, RENDLESHAM, IP12 2GP

TENURE : FREEHOLD

GUIDE PRICE £265,000

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...

Cloakroom

Fitted with a WC and wash basin.

Living Room 4.21m x 3.57m (13' 10" x 11' 9")

(measurement excludes bay window) With bay window to front aspect and glazed double doors overlooking and giving access to the garden.



Kitchen 2.56m x 2.19m (8' 5" x 7' 2")

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

Dining Room 4.21m x 2.38m (13' 10" x 7' 10")

(measurement excludes bay window) With bay window to side aspect and further window to front.



First Floor Landing

With loft access and doors to...

Bedroom One & En-Suite 3.29m x 3.01m (10' 10" x 9' 11")

A double bedroom with window to side aspect and door to the En-Suite Shower Room, with shower enclosure, WC and wash basin with window to front aspect.

Bedroom Two 4.20m x 2.38m (13' 9" x 7' 10")

Another double room with dual aspect windows.

Bedroom Three 2.20m x 2.19m (7' 3" x 7' 2")

With window to front aspect.

Bathroom

Fitted with a WC, wash basin and panelled bath with window to front aspect.

Outside

There are planting beds that wrap around the front and side of the property, with a gate leading to the enclosed garden which has a decked area, shingled and barked beds, with greenhouse and mature shrubs.

THE PROPERTY & LOCATION

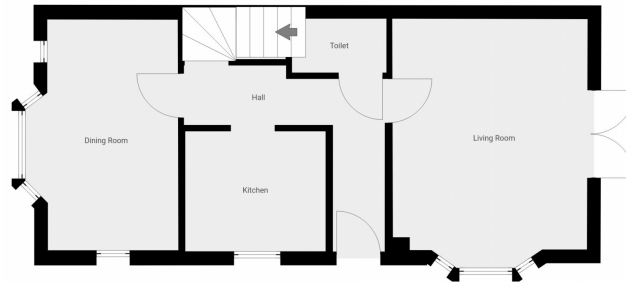
A well-proportioned semi-detached home situated in the popular village of Rendlesham. The accommodation comprises an entrance hall, cloakroom, living room, dining room, kitchen, three bedrooms, en-suite shower room and family bathroom. There's a low-maintenance garden, a garage and driveway and gas central heating and double-glazing.

Rendlesham is situated approximately six miles from the riverside town of Woodbridge and offers a good level of amenities including a convenience store, NHS Dental Practice and regular bus service into Woodbridge. There is a modern primary school, (rated Good by Ofsted), and nearby Rendlesham Forest offers beautiful natural surroundings and pleasant walks. To the north, along the coast, Aldeburgh is approximately 15 minutes by car.



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



- Three Bedrooms
- Bathroom & En-Suite
- Gas Central Heating
- Garage & Driveway

- Two Reception Rooms
- Low-Maintenance Garden
- Double Glazed Windows
- Popular Village Location

Council Tax Banding : C



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU
T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK

CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES
REGISTERED NUMBER: 9421778

REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU