



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

7 NAVERNE MEADOWS, IP12 1HU

TENURE : FREEHOLD

GUIDE PRICE £295,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall

With built-in storage, and doors to...

Cloakroom

Fitted with a WC and wash basin.

Kitchen 2.99m x 2.08m (9' 10" x 6' 10")

Fitted with a range of wall and base cabinets with work surfaces, inset sink/drainers unit, plumbing for washing machine, built-in electric oven and hob.



Study 3.31m x 2.52m (10' 10" x 8' 3")

A flexible room; currently used as a study but could be utilised as a formal dining room.

Lounge/Diner 6.21m x 3.47m (20' 4" x 11' 5")

With window and door to the rear garden, door to the study and stairs off to the first floor.



Landing

With large storage cupboard and doors to...

Bedroom One 4.28m x 3.40m (14' 1" x 11' 2")

(measurements exclude the window recesses to front and rear) A large double room with dual aspect windows and built-in storage.

Bedroom Two 2.48m x 2.19m (8' 2" x 7' 2")

(measurements exclude the window and door recesses) With window to rear aspect.

Shower Room

A wet room fitted with a shower, WC and wash basin, with skylight window.

Outside

To the front of the property is a driveway providing a parking space and access to the garage, and a planting area. A side gate leads to the rear garden which has a patio, lawn, well stocked beds and a shed.

THE PROPERTY & LOCATION

A well-maintained and flexible end-terraced home in the heart of Woodbridge, comprising an entrance hall, cloakroom, kitchen, lounge/diner, study, two bedrooms and a shower room. The property is in need of cosmetic updating, but benefits from gas central heating, an integral garage and is available with no onward chain.

Located in Central Woodbridge, in a much sought after cul-de-sac, this beautifully presented home is superbly located to enjoy all the recreational facilities the town has to offer including the River Deben, the Thoroughfare with its array of shops, cafes and restaurants, and is within walking distance of the railway station with excellent links to London, Liverpool Street.



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



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Address: 7 Naverne Meadows, IP12

- End-Terraced Home
- Two Bedrooms
- Study
- Gas Central Heating & Part Double-Glazed
- Central Woodbridge
- Lounge/Diner
- Garage & Driveway
- No Onward Chain

Council Tax Banding : C



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