



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

FARLINGAYES, WOODBRIDGE, IP12 1HF

TENURE : FREEHOLD

OFFERS OVER £299,950

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall

A welcoming hallway with built-in storage, stairs off to the first floor and doors to...

Cloakroom

Fitted with a WC and wash basin.

Living Room 4.80m x 3.86m (15' 9" x 12' 8")

A generously proportioned living room with window to front aspect.



Kitchen 6.25m x 2.28m (20' 6" x 7' 6")

Fitted with a range of wall and base units with work surfaces over, inset sink/drain unit, electric oven and hob, tiled splashbacks, plumbing for washing machine, open to the...

Dining Area / Conservatory 3.36m x 3.31m (11' x 10' 10")

With sliding patio doors leading out to the rear garden.



First Floor Landing

With doors to...

Bedroom One 3.85m x 4.26m (12' 8" x 14')

(L-shaped room, max measurements provided) A generous double bedroom with window to rear aspect and door to the...

En-Suite Shower Room

Fitted with a shower enclosure, wash basin and WC.

Bedroom Two 3.85m x 2.78m (12' 8" x 9' 1")

Another good double room with window to front aspect.

En-Suite Shower Room

Fitted with a shower enclosure, wash basin and WC.

Outside

The property has a low-maintenance rear garden with patio, artificial lawn and planting beds. There's a side pedestrian gate that leads to the parking area where there is a block of garages; of which the property owns one with the parking space leading to it.

THE PROPERTY & LOCATION

An extended end-of-terrace home situated in a cul-de-sac within a popular residential area of Woodbridge. The property offers well-proportioned accommodation comprising an entrance hall, cloakroom, living room, kitchen, open plan conservatory and two bedrooms with en-suite facilities to both. There's a gas central heating system, double-glazed windows and a garage with parking space.

Woodbridge is famous for its riverside setting; nestled on the banks of the Deben it is particularly popular with sailing enthusiasts. The town is well serviced by a mainline rail station with links to London and the A12 is on the outskirts with Ipswich and Aldeburgh within easy travelling distance.



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		84
(69-80)	C	72	
(55-68)	D		
(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: 10 Farlingayes, IP12

- Extended End-Of-Terrace
- Two En-Suites
- Gas Central Heating
- Garage & Parking Space
- Two Bedrooms
- Open Plan Kitchen/Diner
- Double Glazed Windows
- Low-Maintenance Garden

East Suffolk Council Tax Banding : B



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