



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

IPSWICH ROAD, WOODBRIDGE, IP12 4BY

TENURE : FREEHOLD

OFFERS OVER £300,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Living Room 3.80m x 3.15m (12' 6" x 10' 4")

With exposed wooden floor, window to front aspect and a door to the central stairwell which has stairs off to the first floor and a further door in to the...

Dining Room 3.80m x 3.38m (12' 6" x 11' 1")

A second good-sized reception room, with exposed wooden floor, feature fireplace, understairs storage, fireplace, window to rear aspect and door to the...



Kitchen 3.52m x 2.27m (11' 7" x 7' 5")

Fitted with a range of wall and base units with work surfaces over, inset sink/drain unit, plumbing for washing machine, electric oven, hob and cooker hood, door to the rear lobby, which has a door leading to the rear garden and a door to the...

Bathroom

Fitted with a bath, wash basin and WC, tiled splashbacks and window to side aspect.



First Floor Lobby Landing

With loft access and doors to...

Bedroom One 3.79m x 3.39m (12' 5" x 11' 1")

A large double room with window to rear aspect.

Bedroom Two

Built-in cupboard and wardrobe, and window to front aspect.

Outside

To the front of the property is a walled garden area with steps leading to the front door. On the opposite side of Ipswich Road is an area for off road parking enclosed on three sides. To the rear of the property is a generous and private tiered garden mainly grassed with mature hedge borders and a wooden shed. There is a right of way over the neighbouring property giving access back onto Ipswich Road.

THE PROPERTY & LOCATION

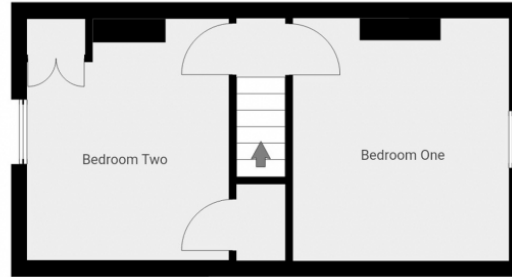
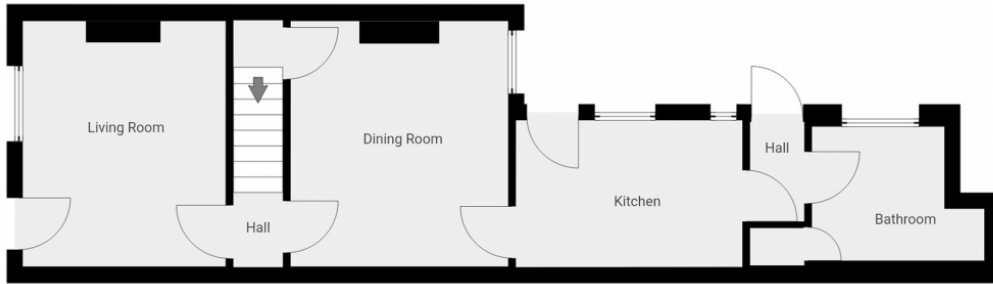
A Victorian cottage with OFF ROAD PARKING situated in a popular location within Woodbridge comprising two reception rooms, kitchen, bathroom and two bedrooms. There's a generous tiered garden, gas central heating, solar panels with transferrable tariff, and no onward chain.

The historic market town of Woodbridge lies on the River Deben with excellent local facilities including bars, cafes, pubs and restaurants, as well as the Riverside Cinema, Deben Leisure Centre, Woodbridge Marina and a diverse range of attractive shops and boutiques. Woodbridge Station on the Ipswich to Lowestoft East Suffolk Line provides excellent rail links, with convenient access by road to the A12 for routes to Chelmsford, Colchester, Ipswich and Lowestoft.



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



- Woodbridge Cottage
- Two Reception Rooms
- Generous Tiered Garden
- No Onward Chain
-
- Two Bedrooms
- Gas Central Heating
- OFF ROAD PARKING
- Solar Panels

East Suffolk Council Tax Banding : C

We understand the property is connected to mains electricity, gas, water and drainage. You should check the coverage for broadband and mobile signal here -

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU
T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK
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REGISTERED NUMBER: 9421778
REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU

