



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

OLD BARRACK ROAD, WOODBRIDGE, IP12 4ED

TENURE : FREEHOLD

GUIDE PRICE £525,000

- Detached Bungalow
- Living Room
- Garage & Driveway
- Three Bedrooms
- Kitchen & Garden Room
- No Onward Chain

THE ACCOMMODATION



Entrance Porch & Hallway

With built-in storage and doors to...

Living Room *4.87m x 3.62m (16' x 11' 11")*

(measurement excludes bay) a generously proportioned reception room with bay window to front and further window to side aspect, a gas fire (not tested) and door to the...

Bedroom Three/Study *3.22m x 2.80m (10' 7" x 9' 2")*

(maximum measurements of irregular shaped room) A flexible space with windows to side and rear aspect.

Kitchen *3.33m x 3.32m (10' 11" x 10' 11")*

Fitted with a range of wall and base cabinets with work surfaces over, plumbing for washing machine, inset sink/drain unit with mixer tap, electric cooker point, window to side aspect and open to the garden room. Please note - the wrought-iron sculpture/frame in the window space is to be removed and is not included in the sale).

Garden Room *3.64m x 2.54m (11' 11" x 8' 4")*

With pleasant outlook and door to the rear garden.

Bedroom One *4.26m x 3.37m (14' x 11' 1")*

(Measurement includes built-in wardrobes) A good-sized double bedroom with window to rear aspect.

Bedroom Two *4.09m x 3.04m (13' 5" x 10')*

(Measured in to bay window) A good-sized second bedroom.

Bathroom

Fitted with bath and wash basin, high-level window to side aspect.

Separate WC

With WC and high-level window to side aspect.

Outside

The property has a brick-wall-enclosed front garden with a lawn and driveway providing off-road parking for several vehicles and access to the garage, which has an up-and-over door and a courtesy door to the rear garden, (there is also a path to the rear garden on both sides of the property). The rear garden is a very good size and has a patio area and lawn with well-stocked planting beds and a brick-built store at the back to the garage.



THE PROPERTY & LOCATION

A detached bungalow in a popular residential location on the southern side of Woodbridge. The property offers fantastic potential, has no onward chain and flexible accommodation comprising; an entrance porch and hallway, living room, three bedrooms, kitchen, garden room and bathroom. There's gas central heating, a good-sized garden, a garage and driveway.

Woodbridge is famous for it's 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 and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Council Tax Banding : D

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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Disclaimer

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