



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/drainer 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 goodsized 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.

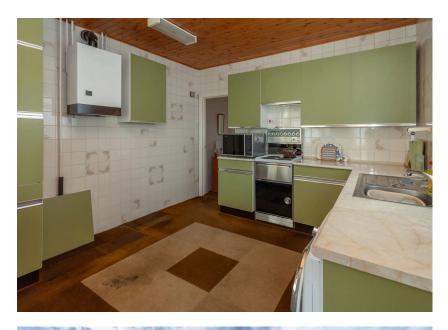
#### Outside

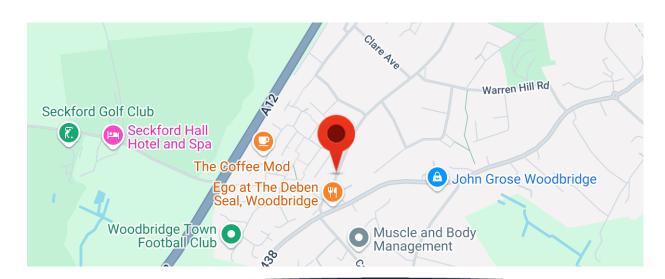
The property has a brick-wall-enclosed front garden with a lawn and driveway providing off-road parking for several vehicles and access to the garage, which has an up-and-over door and a courtesy door to the rear garden, (there is also a path to the rear garden on both sides of the property). The rear 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.











1091 Sa. Ft









## 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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