



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**GRUNDISBURGH ROAD, WOODBRIDGE, IP12 4HH**

**TENURE : FREEHOLD**

**GUIDE PRICE £350,000**

- Semi-Detached Home
- Three Bedrooms
- Off-Road Parking & Garage
- No Onward Chain
- Two Reception Rooms
- Gas Central Heating



# THE ACCOMMODATION



## Entrance Hall

With doors to...

## Bathroom

Fitted with a three-piece-suite comprising WC, wash basin and bath, bow window to front aspect.

## Living Room 5.75m x 3.03m (18' 10" x 9' 11")

(Irregular-shape room; overall measurements provided)

A generously proportioned living room with bow window to front aspect, fireplace with gas-fire, door to the kitchen and opening to the...



## Dining Room 3.41m x 3.36m (11' 2" x 11')

With window to side aspect and double doors to the rear overlooking and giving access to the garden.

## Kitchen 3.30m x 3.13m (10' 10" x 10' 3")

Fitted with a range of wall and base units with work surfaces over, electric cooker point, plumbing for washing machine, inset sink/drain unit, window to rear and door to the garden.



## First Floor Landing

With window to rear aspect and doors to...

## Bedroom One 4.26m x 3.00m (14' x 9' 10")

(measurement includes wardrobes) A double bedroom with fitted wardrobes, bow window to front and storage cupboard.

## Bedroom Two 3.11m x 2.59m (10' 2" x 8' 6")

(measurement includes wardrobes) Another double bedroom with fitted wardrobes, and bow window to front.

## Bedroom Three 2.47m x 2.23m (8' 1" x 7' 4")

With window to rear aspect.

## Outside

To the front of the property is a driveway providing off road parking space and access to the garage, which has an up-and-over door and power and light connected. The rear garden is mainly lawned with patio area, shed and planting beds.

# THE PROPERTY & LOCATION

A semi-detached home situated in a popular residential area of Woodbridge, offering a fantastic opportunity for improvement. The property comprises an entrance hall, lounge, dining room, kitchen, bathroom and three bedrooms. There's a generous garden, off road parking, a garage and no onward chain.

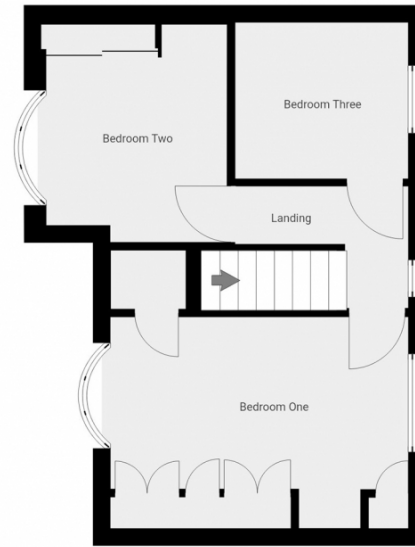
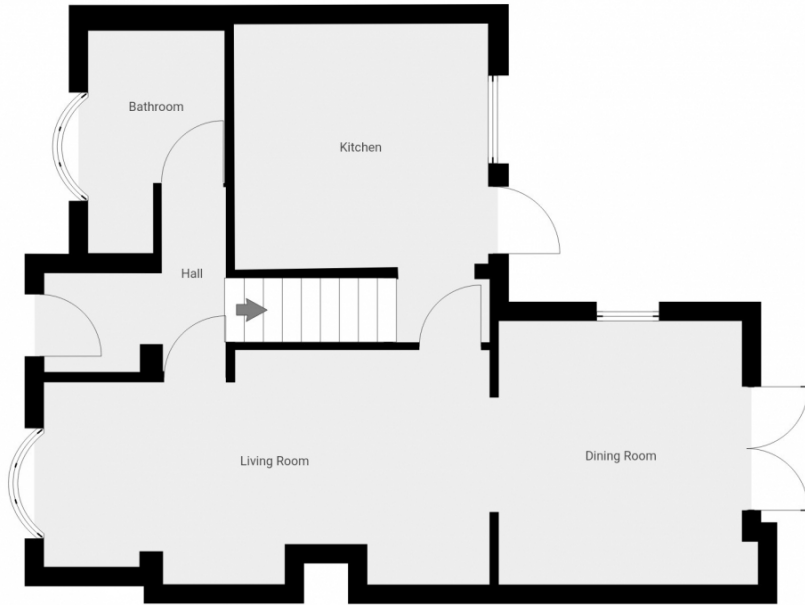
Woodbridge is famous for it's riverside setting; nestled on the banks of the Deben it is particularly popular with sailing enthusiasts. The town is well serviced by a mainline rail station with links to London and the A12 is on the outskirts with Ipswich and Aldeburgh within easy travelling distance.



TO ARRANGE A VIEWING OF THIS PROPERTY OR  
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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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
Address: Grundsburgh Road, Woodbridge, IP12 4HH			

Council Tax Banding : B

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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