



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

REDWALD ROAD, RENDLESHAM, IP12 2TF

GUIDE PRICE £260,000

- Three Bedrooms
- Kitchen/Breakfast Room
- Pleasant Views To Rear
- Lounge/Diner
- Allocated Parking
- No Onward Chain

THE ACCOMMODATION



Entrance Hall

With stairs off to the first floor, fitted storage, and doors to...

Cloakroom

There is plumbing for a WC and wash basin, however, the fittings have been removed from the cloakroom during a renovation project and have not been reinstalled. It will be sold as seen.

Kitchen/Breakfast Room 4.29m x 4.28m (14' 1" x 14' 1")

(max measurements provided) A generously proportioned kitchen, with a range of wall and base units, work surfaces, inset sink/drain unit, plumbing for washing machine and dishwasher, tiled splashbacks, electric cooker point and cooker hood, understairs storage cupboard, window to front aspect and door to the...



Lounge/Diner 6.58m x 3.79m (21' 7" x 12' 5")

A spacious living area with window and glazed double doors overlooking and giving access to the rear garden and door back to the hallway.

First Floor Landing

With loft access; which is partially boarded, well insulated and has a ladder attached. There is also a PIV (positive input ventilation) unit in landing ceiling, airing cupboard, and doors to...



Bedroom One 3.30m x 3.20m (10' 10" x 10' 6")

A double bedroom with built-in wardrobe and window to front aspect.

Bedroom Two 3.78m x 3.27m (12' 5" x 10' 9")

Another double room with wardrobe and window to rear aspect.

Bedroom Three 3.18m x 2.87m (10' 5" x 9' 5")

A third double room with window to rear and built-in wardrobe.

Bathroom

Fitted with a three-piece-suite comprising WC, wash basin and panelled bath with shower over and tiled splashbacks.

Outside

To the front of the property is an open lawned area, with a path leading to the front door and side pedestrian access to the rear garden, which has a large wooden summerhouse, patio area, lawn and a raised bed.

Agents Note

All properties on Rendlesham Park Estate have an annual management charge and require a share certificate. This may incur additional legal costs.

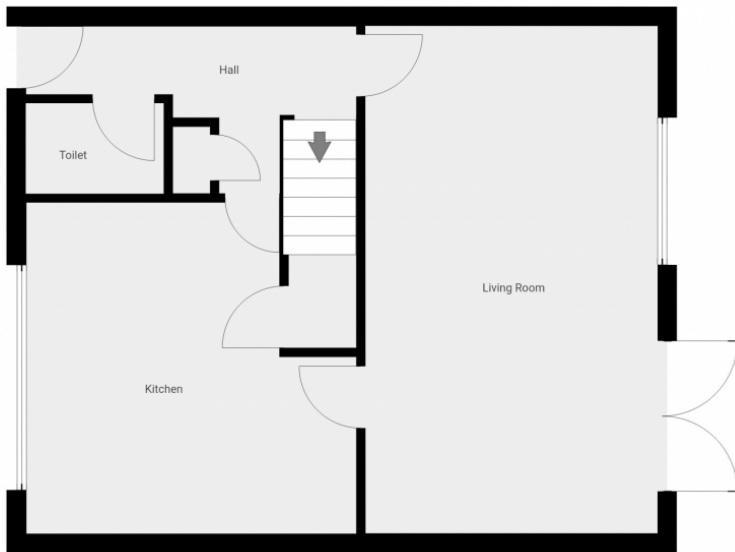
THE PROPERTY & LOCATION

A spacious family home occupying a fantastic position within the village of Rendlesham. The property offers pleasant field views to the rear and an open green area to the front, and comprises an entrance hall, cloakroom (in need of replacement fittings), kitchen/breakfast room, lounge/diner, three bedrooms and a bathroom. There's allocated parking, double glazed windows and no onward chain.

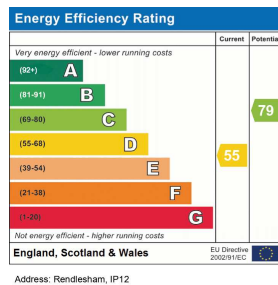
Rendlesham is situated approximately six miles from the riverside town of Woodbridge and offers a good level of amenities including a convenience store, NHS Dental Practice and regular bus service in to Woodbridge. There is a modern primary school, (rated Good by Ofsted), and nearby Rendlesham Forest offers beautiful natural surroundings and pleasant walks. To the north, along the coast, Aldeburgh is approximately 15 minutes by car.



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



Council Tax Banding : A

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

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given