



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

DEBEN ROAD, WOODBRIDGE, IP12 1AZ

TENURE : FREEHOLD

GUIDE PRICE £425,000

- Character Home
- Three Bedrooms
- Well-Presented
- Close To The Deben
- Two Reception Rooms
- Gas Central Heating

THE ACCOMMODATION



Entrance Hall

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

Living Room 3.45m x 3.45m (11' 4" x 11' 4")

With bay window to front aspect, feature fireplace with inset stove and shelved alcoves.

Dining Room 3.58m x 3.48m (11' 9" x 11' 5")

With understairs storage cupboard, window to rear aspect and doorway to the...



Kitchen/Breakfast Room 5.80m x 2.76m (19' x 9' 1")

(Maximum Measurements provided) Fitted with a range of base cabinets, with work surfaces over, cooking range with cooker hood, inset sink/drain unit, integrated dishwasher and washing machine. Built-in cupboard, windows to side aspect and double doors overlooking and giving access to the rear garden and a further door to side aspect.

First Floor Landing

With doors to...



Bedroom One 3.45m x 3.48m (11' 4" x 11' 5")

A good-sized double room with window to front aspect.

Bedroom Two 3.58m x 2.57m (11' 9" x 8' 5")

Another double bedroom with window to side aspect and over-stairs storage cupboard.

Bedroom Three 2.25m x 2.70m (7' 5" x 8' 10")

With window to rear aspect.

Bathroom

A generously proportioned bathroom with panelled bath with shower over, WC and wash basin.

Outside

To the front of the property is a brick-wall enclosed garden with grassed area, planting beds and pathway to the entrance door and to the large south-facing rear garden, which is predominantly lawned with patio, well-stocked beds, a greenhouse and shed.

THE PROPERTY & LOCATION

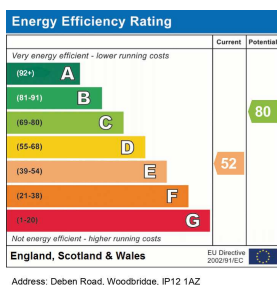
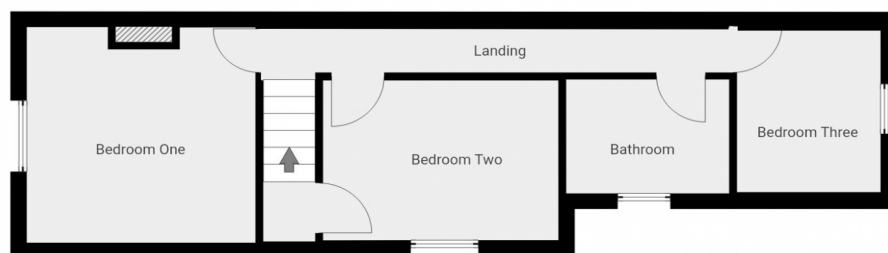
A well-presented character home situated in the heart of Woodbridge, close to the Deben, Thoroughfare and the array of amenities the town has to offer! The accommodation comprises two reception rooms, kitchen/breakfast room, three bedrooms and family bathroom. There's a generous garden, gas central heating and double-glazed windows.

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

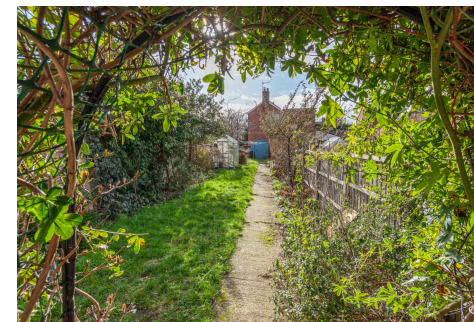
While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



Council Tax Banding : C

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