



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

THE STREET, MELTON, IP12 1PL

TENURE : FREEHOLD

OFFERS OVER £240,000

- Terraced Cottage
- Shower Room & Bathroom
- Utility Room
- Two Bedrooms
- Lounge & Dining Room
- Gas Central Heating

THE ACCOMMODATION



Entrance Lobby

With storage cupboard and door to...

Lounge 3.49m x 5.40m (11' 5" x 17' 9")

(max measurements) With window to front aspect, stairs off to the first floor and door to an inner hallway, which has a door to the kitchen and the...

Dining Room 3.09m x 2.87m (10' 2" x 9' 5")

With window to rear aspect and storage cupboard.



Kitchen 2.56m x 2.33m (8' 5" x 7' 8")

Fitted with a range of wall and base units, work surfaces over, electric oven, hob and cooker hood, stainless steel sink/drain unit, door to the rear garden, and to the...

Utility Room 1.48m x 1.35m (4' 10" x 4' 5")

With plumbing for washing machine and door to the...

Shower Wet Room

Fitted with a WC, wash basin and a shower.



First Floor Landing

With doors to...

Bedroom One 4.55m x 3.50m (14' 11" x 11' 6")

A large double bedroom with window to front aspect

Bedroom Two 2.87m x 2.61m (9' 5" x 8' 7")

With built-in storage and window to rear aspect.

Bathroom

Fitted with a WC, wash basin with vanity unit, bath and window to rear aspect.

Outside

To the front of the property is a garden enclosed by railings. To the rear is a courtyard.

THE PROPERTY & LOCATION

A spacious and well-maintained Victorian terraced home situated within the popular Melton village on the fringes of Woodbridge. The property comprises an entrance lobby, living room, dining room, kitchen, utility room and wet room on the ground floor and two double bedrooms and a bathroom on the first floor. There's gas central heating, double glazed windows and a courtyard garden.

Melton is situated on the fringes of the riverside town of Woodbridge. Locally there's a convenience store, railway station and a Primary School as well as some beautiful spots nearby including walks along the River Deben into Woodbridge or the forests and heathlands to the north of the town.



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 : 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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Disclaimer

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