



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

ST. JOHNS HILL, WOODBRIDGE, IP12 1HT

TENURE : FREEHOLD

GUIDE PRICE £450,000

- Extended Accommodation
- Gas Central Heating
- En-Suite Bathroom
- Three Bedrooms
- In Need Of Updating

THE ACCOMMODATION



Entrance Hall

Accessed via the original victorian entrance door, with stairs off to the first floor and a door to the...

Lounge/Diner -

Lounge Area 3.33m x 3.37m (10' 11" x 11' 1")

With bay window to front with fitted window seat, built-in display cabinets and open to the...

Dining Area 4.83m x 3.31m (15' 10" x 10' 10")

(Max measurements provided) with feature fireplace and door to the...

Kitchen 4.75m x 2.87m (15' 7" x 9' 5")

(Overall measurement excluding rear lobby area) Fitted with wall and base units, work surfaces over, electric double oven, gas hob and cooker hood, inset sink/drain unit, window to rear aspect and a rear lobby area with door to the rear garden and a door to the...

Shower Room

Fitted with a WC, wash basin and shower enclosure.



First Floor Landing

With doors to...

Bedroom One 3.33m x 3.62m (10' 11" x 11' 11")

With two windows to front aspect.

Bedroom Two 3.34m x 3.27m (10' 11" x 10' 9")

With window to rear aspect.

Bedroom Three & En-Suite 3.46m x 3.36m (11' 4" x 11')

(Max measurements of irregular shaped room provided)

With fitted wardrobes and shelving, skylight window and door to a lobby area with a cloakroom and bathroom fitted with a wash basin and bath.

Outside

To the front of the property is a garden with brickwall and iron railings to the boundary, with a gated side access to the rear garden which has an initial courtyard area with large raised bed, and steps up to a paved garden, with workshop/shed.

THE PROPERTY & LOCATION

A characterful semi-detached Victorian Villa in a highly sought location within central Woodbridge. The property has been extended to provide a larger kitchen, and a bedroom with en-suite bathroom but has potential for further improvement. The accommodation comprises an entrance hall, open plan lounge/dining area, kitchen, shower room, three bedrooms, and an en-suite bathroom.

Located in Central Woodbridge, this character home is superbly located to enjoy all the recreational facilities the town has to offer including the River Deben, the Thoroughfare with its array of shops, cafes and restaurants, and is within walking distance of the railway station with excellent links to London, Liverpool Street.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Council Tax Banding : E

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



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU
 T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK
 CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES
 REGISTERED NUMBER: 9421778
 REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU

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