



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, builtin 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/drainer 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 windwos 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.



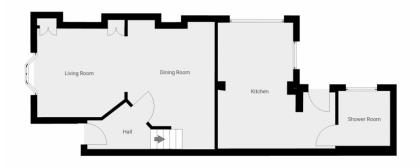




















Council Tax Banding : E

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





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