



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

LAUREL PLACE, THOROUGHFARE, IP12 1AL

TENURE : FREEHOLD

GUIDE PRICE £350,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Living Room 3.96m x 3.36m (13' x 11')

With a feature fireplace; oak bressumer beam and a log-burner, stairs off to the first floor, window to front aspect, open to the...

Kitchen/Diner 3.95m x 2.76m (13' x 9' 1")

Fitted with base units and shelving, work surfaces, freestanding cooker, inset sink/drain unit, door to the...

Conservatory 3.74m x 2.89m (12' 3" x 9' 6")

With door to the garden.

First Floor Landing

With window to side aspect and doors to...

Bedroom One 3.01m x 2.94m (9' 11" x 9' 8")

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

Bedroom Two 3.17m x 1.67m (10' 5" x 5' 6")

With window to rear aspect and built-in wardrobe.

Bathroom

Fitted with WC, wash basin and panelled bath, skylight window, tiled splashbacks.

Outside

To the front of the property is a gated, shared courtyard access. The private enclosed garden has well-stocked planting beds and a pathway to the front door. The rear garden has a patio area, large well-stocked beds and a brick outhouse with power connected.



THE PROPERTY & LOCATION

A discreetly situated character cottage in central Woodbridge, comprising living room, kitchen/diner, conservatory, two bedrooms and a bathroom. The property has been exceptionally well maintained and offers a real sense of charm. The wraparound garden has been extensively planted and provides a peaceful haven in a fabulous central location.

Located in Central Woodbridge in a wonderfully tucked away private courtyard, 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 to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Laurel Place, Thoroughfare, IP12 1AL

- Superb Central Location
- Two Bedrooms
- Kitchen/Diner
- Gas Central Heating

- Character Cottage
- Living Room
- Conservatory
- No Onward Chain

Council Tax Banding : B



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