



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

EDWIN AVENUE, WOODBRIDGE, IP12 1JR

TENURE : FREEHOLD

GUIDE PRICE £280,000

- Bath & Shower Rooms
- Solid-Fuel-Fired Heating
- Off-Road Parking
- Utility Room
- Contemporary Decor

THE ACCOMMODATION



Entrance Hall

With stairs off to the first floor and door to the...

Living Room *4.12m x 2.91m (13' 6" x 9' 7")*

With fireplace, window to front aspect, understairs storage and door to the...

Kitchen/Diner *5.40m x 4.16m (17' 9" x 13' 8")*

(Max overall measurements provided) with the stove powering the hot water and heating system, understairs storage, and a kitchen fitted with a range of wall and base cabinets with work surfaces over, inset sink/drainage system, built-in electric oven, hob and cooker hood, window to rear aspect, skylight windows and a door to the utility room and to the...



Shower Room

Fitted with a walk-in shower, WC and wash basin with fitted cabinets and skylight window.

Utility Room *2.62m x 2.12m (8' 7" x 6' 11")*

With fitted cabinets, plumbing for washing machine and double doors to the rear garden.



First Floor Landing

With doors to...

Bedroom One *3.05m x 2.86m (10' x 9' 5")*

With window to front aspect.

Bedroom Two *3.07m x 2.42m (10' 1" x 7' 11")*

With window to rear aspect.

Bedroom Three *2.53m x 2.12m (8' 4" x 6' 11")*

Window to rear aspect.

Bathroom

Fitted with a panelled bath, WC, and wash basin with window to front aspect.

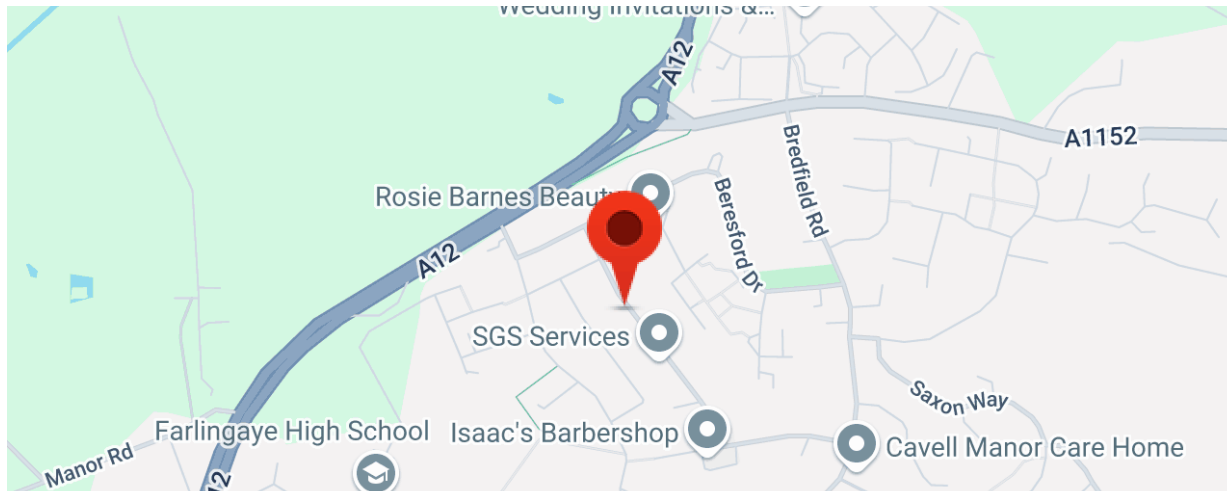
Outside

To the front of the property is a shingled driveway providing off road parking. The rear garden has a patio, a decked seating area and a superb summerhouse set up as a home bar! With power and light connected. There's a further storage shed and fencing to boundaries.

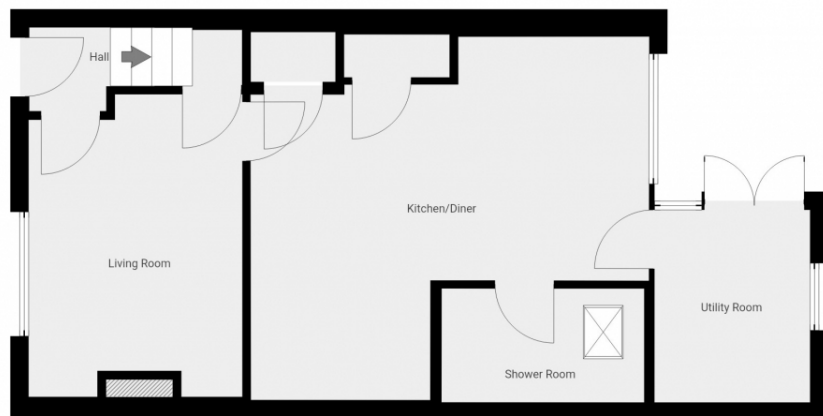
THE PROPERTY & LOCATION

A well presented three-bedroom family home within a popular location in Woodbridge. The property offers extended accommodation comprising an entrance hall, living room, dining area, kitchen, utility area, three bedrooms and a family bathroom. There's a low-maintenance rear garden with summerhouse, a solid-fuel-fired heating system and double-glazing throughout.

The historic, picturesque town of Woodbridge lies on the banks of the River Deben and is popular with sailing enthusiasts and those wishing to enjoy the pace of life that a Suffolk, Market Town has to offer. The town has a fantastic range of boutique and national chain shops, cafes and restaurants, and excellent schools in both the private and public sectors



TO ARRANGE A VIEWING OF THIS PROPERTY OR
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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		82
(81-91)	B		
(69-80)	C		63
(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: Edwin Avenue, Woodbridge, IP12 1JR			

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

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