



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

CLARE AVENUE, WOODBRIDGE, IP12 4ES

TENURE : FREEHOLD

GUIDE PRICE £400,000

- Detached Bungalow
- Kitchen/Diner
- Gas Central Heating
- Three Bedrooms
- Garage & Driveway
- No Onward Chain

THE ACCOMMODATION



Entrance Hall

With airing cupboard and doors to...

Living Room 5.76m x 4.54m (18' 11" x 14' 11")

A generously proportioned reception room with window to front aspect.

Kitchen/Diner 5.05m x 3.73m (16' 7" x 12' 3")

Fitted with wall and base cabinets, work surfaces, inset sink/drainage unit, electric cooker point, boiler servicing hot water and heating system, window to rear aspect and door to the...

Second Hallway

Which has doors to the front and rear garden, to the garage and the...

Utility Room 2.72m x 2.42m (8' 11" x 7' 11")

With plumbing for the washing machine.

Bedroom One & En-Suite 3.79m x 3.33m (12' 5" x 10' 11")

(Measurement includes fitted wardrobes) A double room with fitted storage, cupboard housing the wash basin and window to rear. There's an en-suite with WC and shower.

Bedroom Two 3.79m x 3.01m (12' 5" x 9' 11")

(Measurement excludes built-in wardrobe), With window to front aspect.

Bedroom Three 3.79m x 2.37m (12' 5" x 7' 9")

With built-in wardrobe and door to the...

Conservatory 2.56m x 2.14m (8' 5" x 7')

Bathroom

Fitted with a WC, wash basin and panelled bath.

Outside

To the front of the property is a lawned garden and a driveway providing off-road-parking and access to the Garage, (5.36m X 3.10m), which has an up-and-over door and power and light connected. Side pedestrian access leads to the garden that is predominantly lawned, with patio area, and fencing to boundaries.



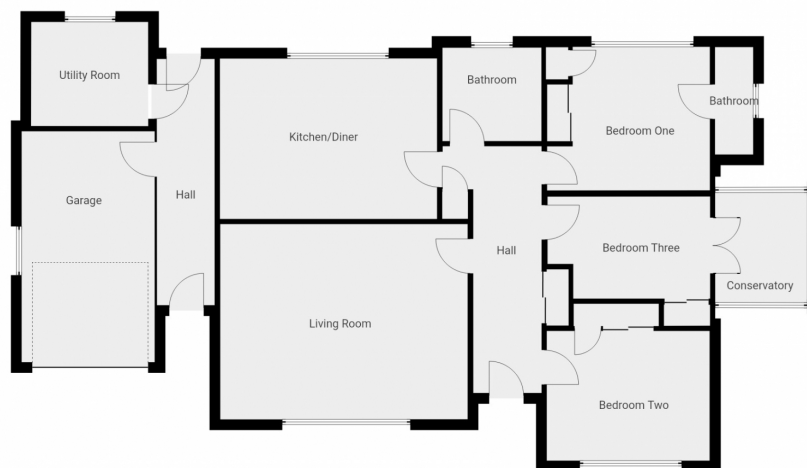
THE PROPERTY & LOCATION

A spacious detached bungalow in a popular residential location within Woodbridge. The property is in need of updating but offers well-proportioned, flexible accommodation comprising an entrance hall, kitchen/diner, living room, bathroom, garage and a utility room. There's gas central heating, a low-maintenance garden and no onward chain.

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
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 : D

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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