



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

COBBOLD ROAD, WOODBRIDGE, IP12 1HA

TENURE : LEASEHOLD

GUIDE PRICE £150,000

- Ground Floor Flat
- Lounge/Diner
- Allocated Parking
- One Bedroom
- Electric Heating
- No Onward Chain

THE ACCOMMODATION



Lounge/Diner 4.78m x 2.82m (15' 8" x 9' 3")

With window to front aspect, large storage cupboard, and doors to the bedroom and to a central lobby, which has an airing cupboard and doors to the bathroom and the...

Kitchen 3.09m x 1.71m (10' 2" x 5' 7")

Fitted with a range of wall and base units, with work surfaces, inset sink/drain unit, plumbing for washing machine, gas and electric cooker point, and window to front aspect.



Bathroom

Fitted with a WC, wash basin and panelled bath.

Bedroom 3.55m x 3.11m (11' 8" x 10' 2")

(maximum measurements provided) With window to rear aspect.

Outside

There is a small open garden with lawn and planting beds at the front of the property, with an outside cupboard/store.

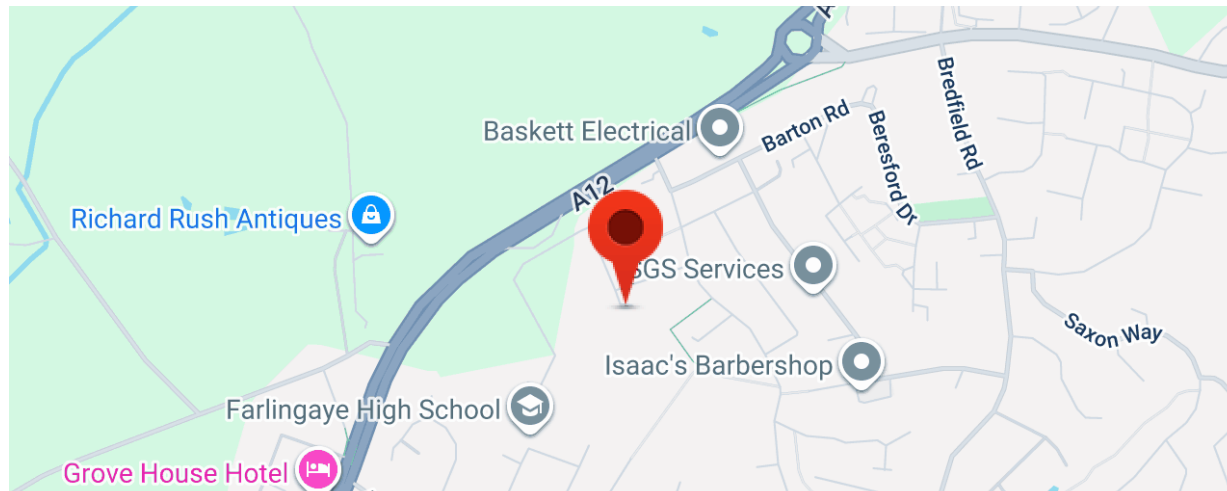
Lease Details

We understand from our vendor that as of Summer 2025 there is approximately 78 years left on the current lease. The annual charges are as follows; Ground rent equates to £142. There's a Service charge of £39 and insurance of £212.

THE PROPERTY & LOCATION

A well-maintained ground floor flat situated at the end of a cul-de-sac within Woodbridge. The property comprises a living room, kitchen, one bedroom and a bathroom. There's allocated parking, electric heating, double-glazed windows 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. There are a good number of shopping, leisure and recreational amenities within the town and there's good access to the A12.

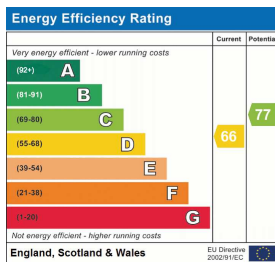


TO ARRANGE A VIEWING OF THIS PROPERTY OR

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.



Address: Cobbold Road, Woodbridge, IP12 1AH

Council Tax Banding : A

Service Charge: 39 pa

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