



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

SUN LANE, WOODBRIDGE, IP12 1EG

TENURE : FREEHOLD

GUIDE PRICE £250,000

- Central Woodbridge
- GII Listed
- Pretty Garden
- Two Bedroom Cottage
- Kitchen/Diner
- Gas Central Heating

THE ACCOMMODATION



Living Room 3.47m x 2.72m (11' 5" x 8' 11")

With window to front aspect and door to...



Kitchen/Diner 4.45m x 2.73m (14' 7" x 8' 11")

With a dining area, stairs off to the first floor and a kitchen area fitted with a range of cabinets, work surfaces, electric oven, gas hob and wall-mounted boiler, plumbing for washing machine, inset sink/drainage unit, skylight window, door to the rear garden and door to the...



First Floor Landing

With doors to...

Bedroom One 3.50m x 2.73m (11' 6" x 8' 11")

With window to front aspect.

Bedroom Two 2.43m x 2.06m (8' x 6' 9")

With window to rear aspect.

Outside

To the rear of the property is a walled cottage garden with a lawn, planting beds and a storage shed.

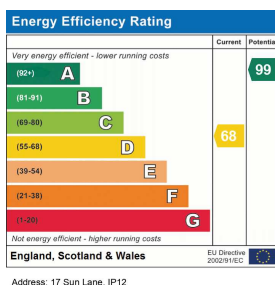
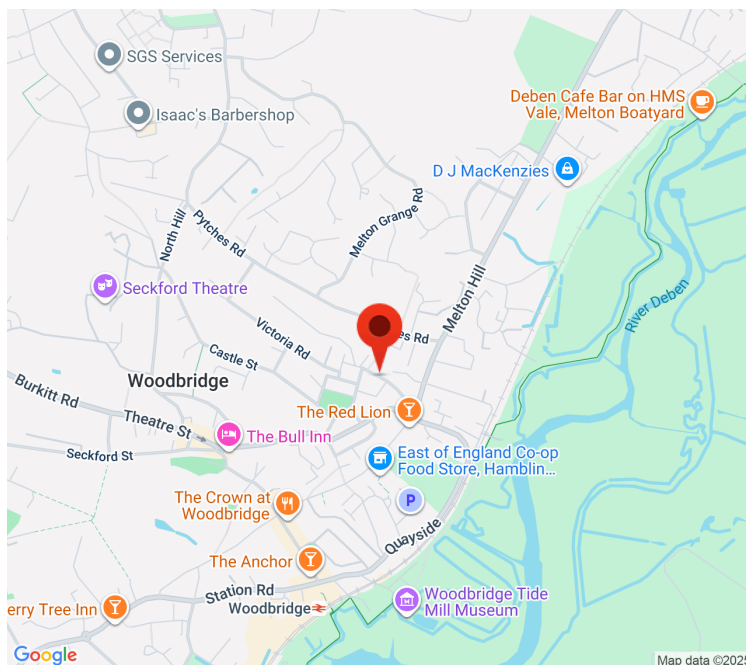
THE PROPERTY & LOCATION

A well presented and superbly located Grade II listed character cottage providing easy access in to the town centre and all the amenities on offer. There's two bedrooms, an extended kitchen/dining area and wonderful cottage garden.

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. Sun Lane is located within the town centre, ideally situated for local amenities and leisure facilities. It's great for access into the Town Centre, rail station and the river.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



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