



31 Church View Close, Melton

Guide Price **£275,000**





31 Church View Close

Melton, Woodbridge

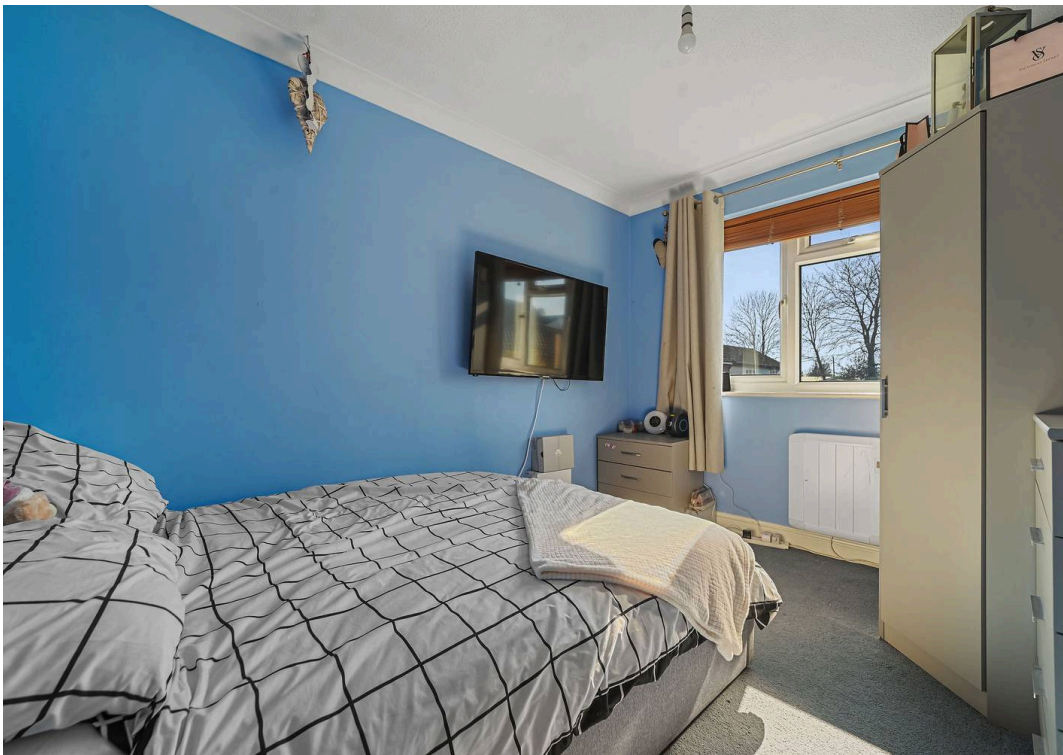
Three-bedroom mid-terrace home in the heart of Melton, Woodbridge
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







Approximate Gross Internal Area

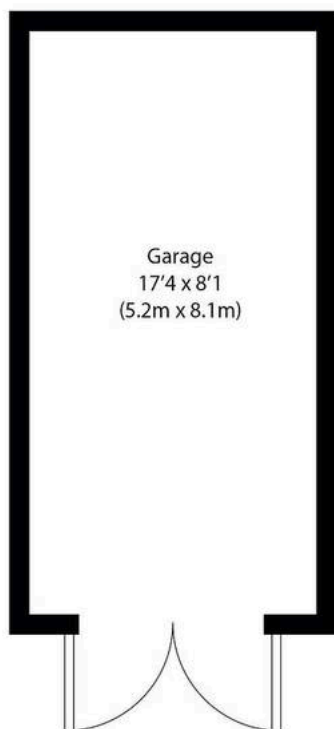
Main House 740 sq ft (69 sq m)

Garage 140 sq ft (13 sq m)

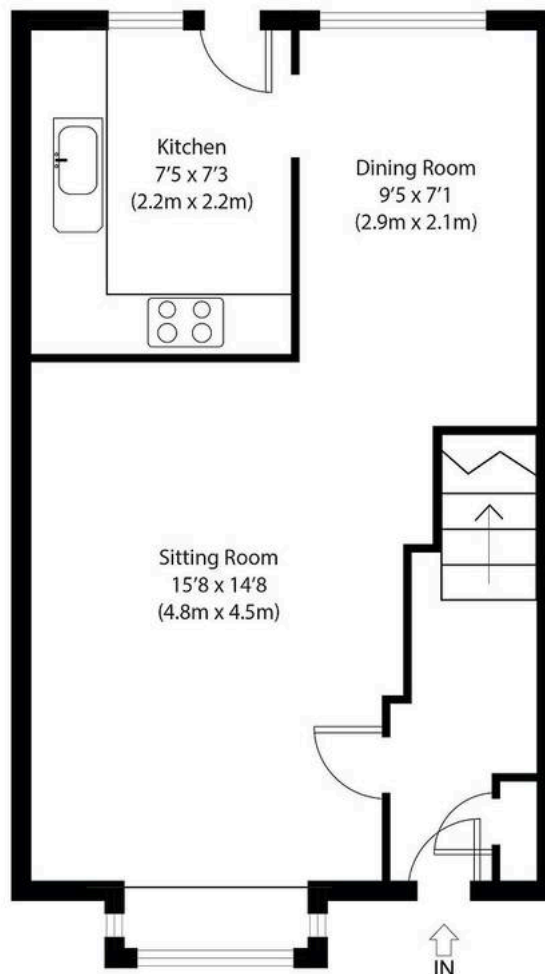
Total 880 sq ft (82 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.potterhausgroup.co.uk

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Garage
17'4 x 8'1
(5.2m x 8.1m)



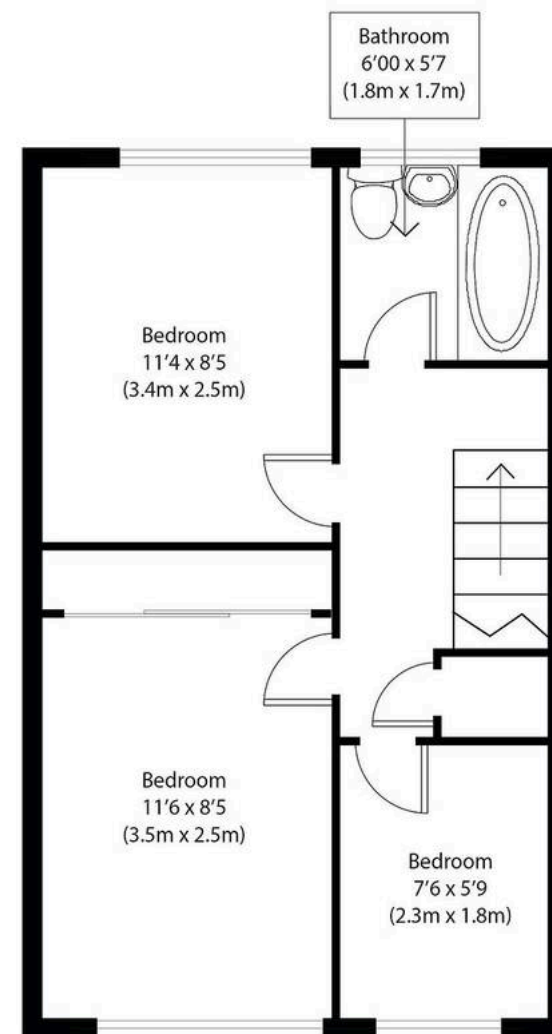
Kitchen
7'5 x 7'3
(2.2m x 2.2m)

Dining Room
9'5 x 7'1
(2.9m x 2.1m)

Sitting Room
15'8 x 14'8
(4.8m x 4.5m)

IN

Ground Floor



Bathroom
6'00 x 5'7
(1.8m x 1.7m)

Bedroom
11'4 x 8'5
(3.4m x 2.5m)

Bedroom
11'6 x 8'5
(3.5m x 2.5m)

Bedroom
7'6 x 5'9
(2.3m x 1.8m)

First Floor



Potters Estate Agents

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