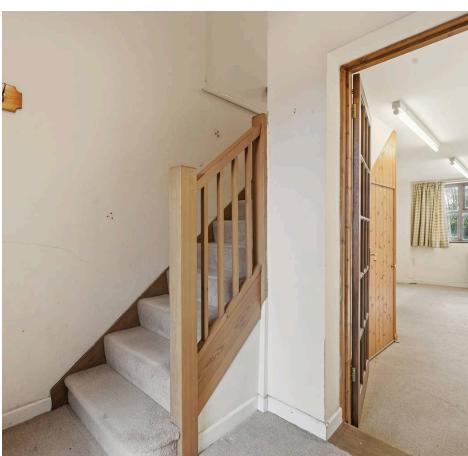




**Wilford Cottage Barn Station Road, Melton**

Guide Price £375,000





## Wilford Cottage Barn Station Road

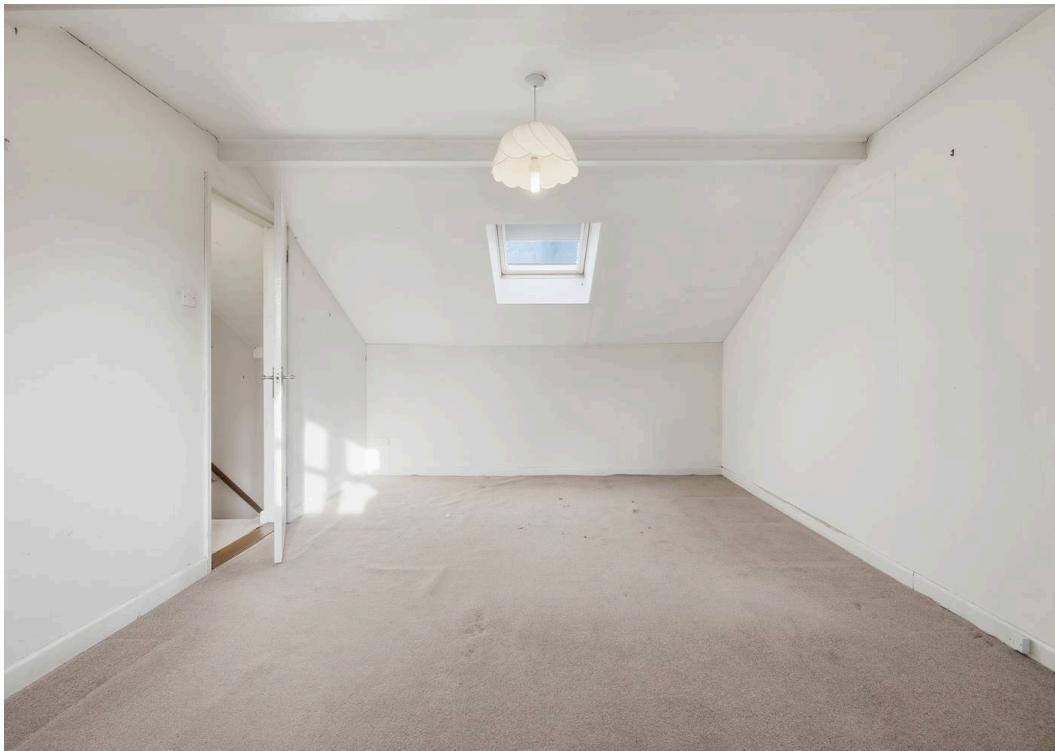
Melton, Woodbridge

Link-detached barn conversion with 3 bedrooms, garage, driveway, and garden. No onward chain. Requires updating. Quiet setting near Woodbridge, amenities, and station. Great potential.

Council Tax band: C

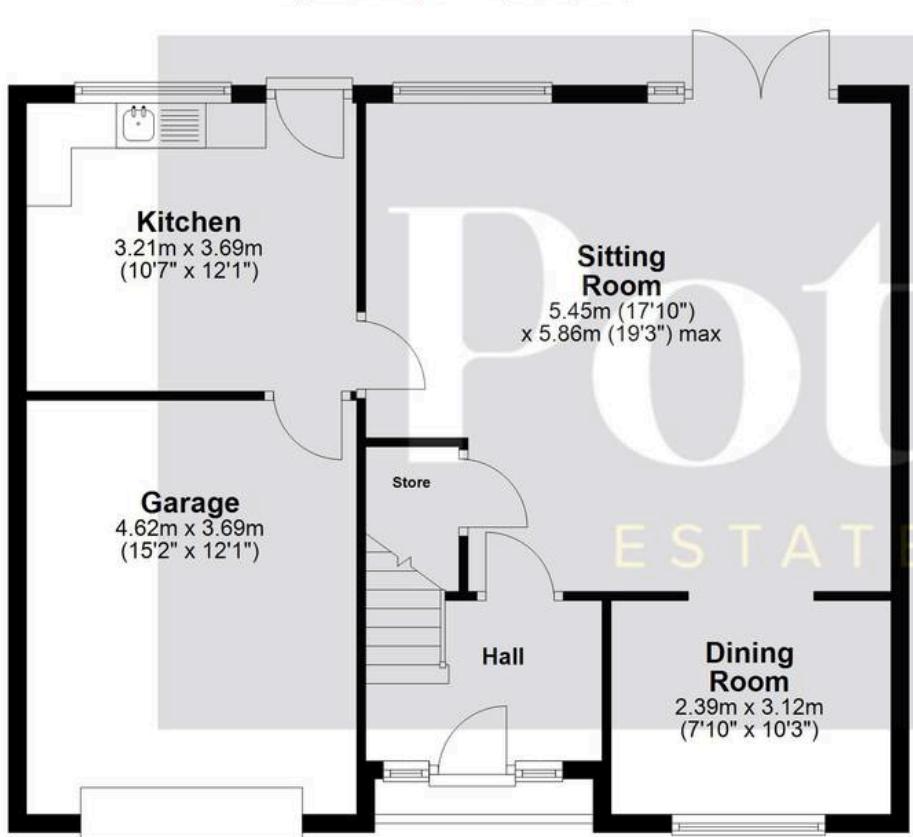
Tenure: Freehold

- Link-detached barn conversion set back from the road
- No onward chain
- Scope to update and modernise
- Well-proportioned accommodation over two floors
- Lounge diner with direct access to the rear garden
- Separate study, ideal for home working
- Three bedrooms and first floor bathroom
- Garage with power and light plus driveway parking for two cars
- Pleasant, enclosed rear garden with mature planting
- Quiet cul-de-sac location within walking distance of Melton station and close to Woodbridge town centre



## Ground Floor

Approx. 74.4 sq. metres (801.1 sq. feet)



## First Floor

Approx. 51.1 sq. metres (550.3 sq. feet)



Total area: approx. 125.6 sq. metres (1351.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.



## Potters Estate Agents

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