



Charles Wright

PROPERTIES

Selling Properties the Wright Way



3 Lawn Courtyard Broad Road

Wickham Market, Woodbridge, IP13 0RJ

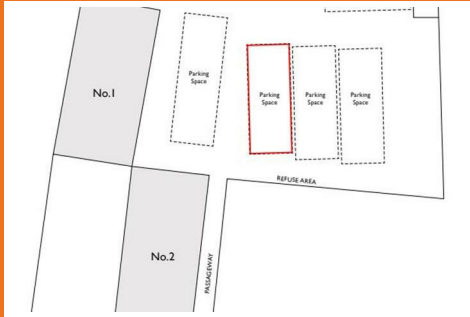
Guide price £169,950



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Description

A newly decorated Grade II listed first floor period apartment with attractive timbers and overlooking the village square and benefitting from off road parking, whilst situated in the centre of this popular bustling village with all its superb village amenities.

Location

The property is situated in the village centre and within walking distance of all the villages' superb amenities. including independent shops, butchers, newsagent, pharmacy hardware store, a large Co-op and Post office to name but a few. It also offers two take a ways, two tea rooms as well as a medical centre, vets and beauty salon and a number of business all close to the door stop. Being just off the A12 there is easy access to the Suffolk's Heritage coast and the riverside market town of Woodbridge, with its excellent facilities including shopping, restaurants, Woodbridge Golf club, sailing and rowing on the Deben and its own railway station to Ipswich and its mainline to London's Liverpool street.

Entrance Hall

Built in airing cupboard with lagged hot water tank, access to loft, radiator.

Sitting room

15'9 x 11'3 (4.80m x 3.43m)

Attractive canted bay window over looking the market square, sealed fireplace, exposed beams and studwork, two radiators.

Kitchen

10'3 x 10'3 (3.12m x 3.12m)

Sealed unit double glazed window to side, Fitted units incorporating sink unit and single drainer, cupboards and drawers under, further work tops with cupboards and drawers under, space and plumbing for washing machine, wall cupboard housing double oven and space provided for fridge/freezer. Range of eye level units, built in four ring electric hob and extractor above, exposed timbers, radiator.

Bedroom One

12'1 x 10'8 (3.68m x 3.25m)

Sealed unit double glazed window to side, exposed timbers, radiator.

Bedroom Two

10'8 x 8'9 (3.25m x 2.67m)

Sealed unit double glazed window to side, exposed timbers, radiator.

Bathroom

6'9 x 5'7 (2.06m x 1.70m)

Sealed unit double glazed window to side, white suite with panelled bath and separate shower over, low level wc, pedestal wash hand basin, exposed timbers, radiator.

Outside and Gardens

To the rear of the property there is a communal entrance from Broad road, into Lawn Courtyard, where there is a designated parking space. A rear gate gives access to the rear of the shop and a metal staircase to Apartment 3.

Services

Mains electricity, water and drainage are connected to the property. Heating by a new electric boiler.

Directions

From Woodbridge proceed northwards along the A12 towards Lowestoft, the A12 changes from two lanes to one lane then back to two. Then take the next turning to Wickham Market. At junction turn left B1438 and into Wickham. At the market square turn left to Dallinghoo/Easton follow the road round to the right turning left into Broad Road and the entrance to property is on the right behind the Elizabeth Hospice shop.

Tenure

Leasehold - We understand there will be a 135 year lease

Service Charge

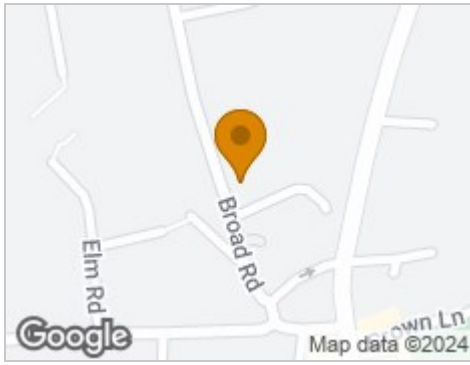
1000 per annum

Ground rent

No



Road Map



Hybrid Map



Terrain Map



Floor Plan

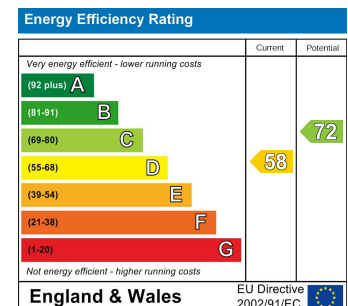


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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