



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



## 2 Christchurch Drive

Woodbridge, IP12 4TJ

**Guide price £275,000**



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## Description

A recently renovated staggered terraced house situated on the outskirts of this popular market town of Woodbridge, close to local shops, the desirable Kyson Primary School and a short distance of the town centre. The property offers good sized accommodation and benefits from a garage within a block.

## Location

The property is situated in a desirable location, within walking distance of Kingston Park, the well renowned Kyson Primary School and The River Deben, with its walks along the River and the sport associations of the river like rowing and sailing. Alternatively the Town centre offers a wide range of boutique shops, restaurants, as well as a library, cinema and railway station to Ipswich which is on the mainline to London's Liverpool Street. There are also a number of golf courses close by and is within easy reach of the Suffolk Heritage Coast.

## Entrance Hall

6'1 x 4'2 (1.85m x 1.27m)  
meter box

## Cloakroom

4 x 2'5 (1.22m x 0.74m)  
Sky light, low level wc, wall mounted wash basin and chrome heated towel rail.

## Reception Hall

8 x 6'4 (2.44m x 1.93m)  
Stairs to first floor and radiator.

## Sitting Room

20'6 x 8'9 (6.25m x 2.67m)  
Double glazed picture window to rear and side, with matching double glazed door to garden, built in cupboard and radiator.

## Kitchen

10 x 7'9 (3.05m x 2.36m)  
Double glazed window to rear, comprehensively fitted wooden shaker style units incorporating stainless steel sink unit and single drainer and cupboards under and space for washing machine. Further work surfaces with cupboards under and built in four ring hob with double oven under and extractor fan above. Dresser style unit and wall mounted gas fire boiler.

## Dining Room

10'3 x 8'3 (3.12m x 2.51m)  
Double glazed window to front and radiator.

## Landing

Access to loft.

## Bedroom One

14 x 9 (4.27m x 2.74m)  
Double glazed window to rear and side and radiator.

## Bedroom Two

10'5 x 8'6 (3.18m x 2.59m)

Double glazed window to front, built in double doored wardrobe and radiator.

## Bedroom Three

8 x 7'7 (2.44m x 2.31m)

Double glazed window to rear, built in wardrobe and radiator.

## Bathroom

Double glazed window to front, panelled bath, low level wc and wash hand basin and chrome heated towel rail.

## Outside and Gardens

The front garden is laid to lawn with a path running up to the front of the property. The rear garden has a patio area to the immediate rear of the property leading onto lawned garden with a concrete hard standing, enclosed by mature hedging and timber fencing with a gate giving rear. Beyond the property there is a single garage with an up and over door, within the a garage block.

## Services

Mains drainage, electricity, gas and water are connected to the property.

Tenure: Freehold

Council Tax: Band B

EPC: Band D

Council: East Suffolk



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

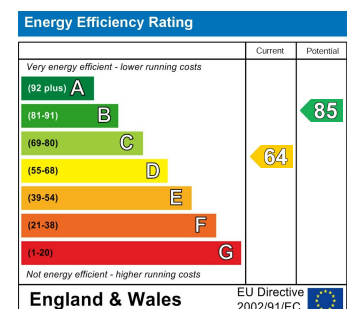


## Viewing

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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