



Charles Wright

PROPERTIES

Selling Properties the Wright Way



17a Station Road

Woodbridge, IP12 4AU

Guide price £550,000



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Description

A well presented three/four bedroom semi-detached townhouse situated within close proximity of the Town centre, River Deben and train station. This home has been beautifully modernised and enjoys accommodation across three levels approaching 1300 sq. ft. Inside the accommodation comprises of an entrance hall, a cloakroom, stylish kitchen with separate utility and a reception room on the ground floor. On the first floor there is a further reception/bedroom, a shower room and bedroom with fitted wardrobes. On the second floor there is two double bedrooms and a bathroom. Views across Woodbridge can be enjoyed from the top floor.

Entrance hall

12'10 x 3'05 (3.91m x 1.04m)

Double glazed door to side, stairs to first floor with storage cupboard below, radiator and doors to principle rooms.

Kitchen

10'07 x 9'00 (3.23m x 2.74m)

White gloss kitchen units with granite worktops above, stainless steel sink, plumbing for a dishwasher, integrated double oven, integrated gas hob, integrated fridge/freezer, radiator and double glazed window to rear.

Utility

10'07 x 5'06 (3.23m x 1.68m)

White gloss units with granite worktops above, stainless steel sink, plumbing for washing machine, storage cupboard with water softener, double glazed window to side and door to rear.

Cloakroom

5'06 x 3'01 (1.68m x 0.94m)

Low level wc, wall mounted wash basin, heated towel rail and double glazed window to side.

Dining room

15'00 x 13'11 irregular shaped (4.57m x 4.24m irregular shaped)

Double glazed window to front and radiator.

First floor landing

Sitting room/Bedroom

15'00 x 11'01 irregular shaped (4.57m x 3.38m irregular shaped)

Built in wall unit, fireplace with gas fire, radiator and double glazed window to front.

Shower room

7'00 x 5'04 (2.13m x 1.63m)

Shower cubicle, white gloss vanity unit with wc and sink, fully tiled wall and vinyl floor. Double glazed window to side, heated towel rail and cupboard housing the boiler.

Bedroom

13'00 x 10'07 (3.96m x 3.23m)

Fitted wardrobes, radiator and double glazed window to rear.

Second floor landing

Bedroom

13'01 x 12'01 irregular shaped (3.99m x 3.68m irregular shaped)

Double glazed window to front with bay feature and radiator

Bedroom

12'11 x 10'07 (3.94m x 3.23m)

Radiator and double glazed window to rear.

Bathroom

6'11 x 5'05 (2.11m x 1.65m)

fully tiled shower unit, vanity unit with wc and basin, fully tiled walls. Double glazed window to side and heated towel rail.

Outside and gardens

The front door is accessed via a path to the side of the property secured by a wrought-iron gate. The rear courtyard style garden is laid to patio area with shrub beds and steps leading to the garage and parking. The garage has power, lighting, a side door and a parking space to the front.

Services

We understand that mains electric, gas, water and drainage are connected at the property.

Council tax band - F

Tenure - Freehold

EPC rating - C

The property forms part of the Cumberland Mews development and there is an annual service charge of £250 or thereabouts.

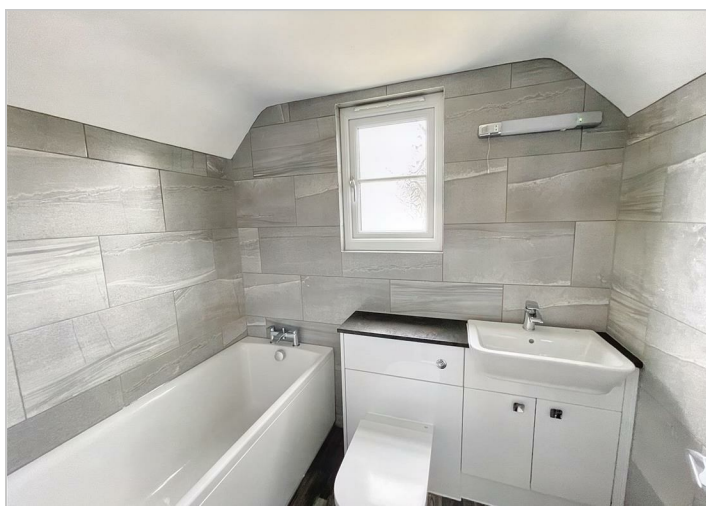
Agents note

In accordance with section 21 of The Estate Agents act 1979 we would like to advise all parties that the property is owned by a limited company and one of the directors of that company is also director of a firm of Estate Agents.

Location

The sought after market town of Woodbridge is located on the River Deben, with superb sailing and rowing facilities. It also offers a variety of amenities including boutique shops, cinema, swimming pool, library and a variety of restaurants. Woodbridge also has a rail station with links to Ipswich which is on the mainline to London's Liverpool Street.

Joint Sole Agents with Blake Mayhew Estate Agents



Road Map



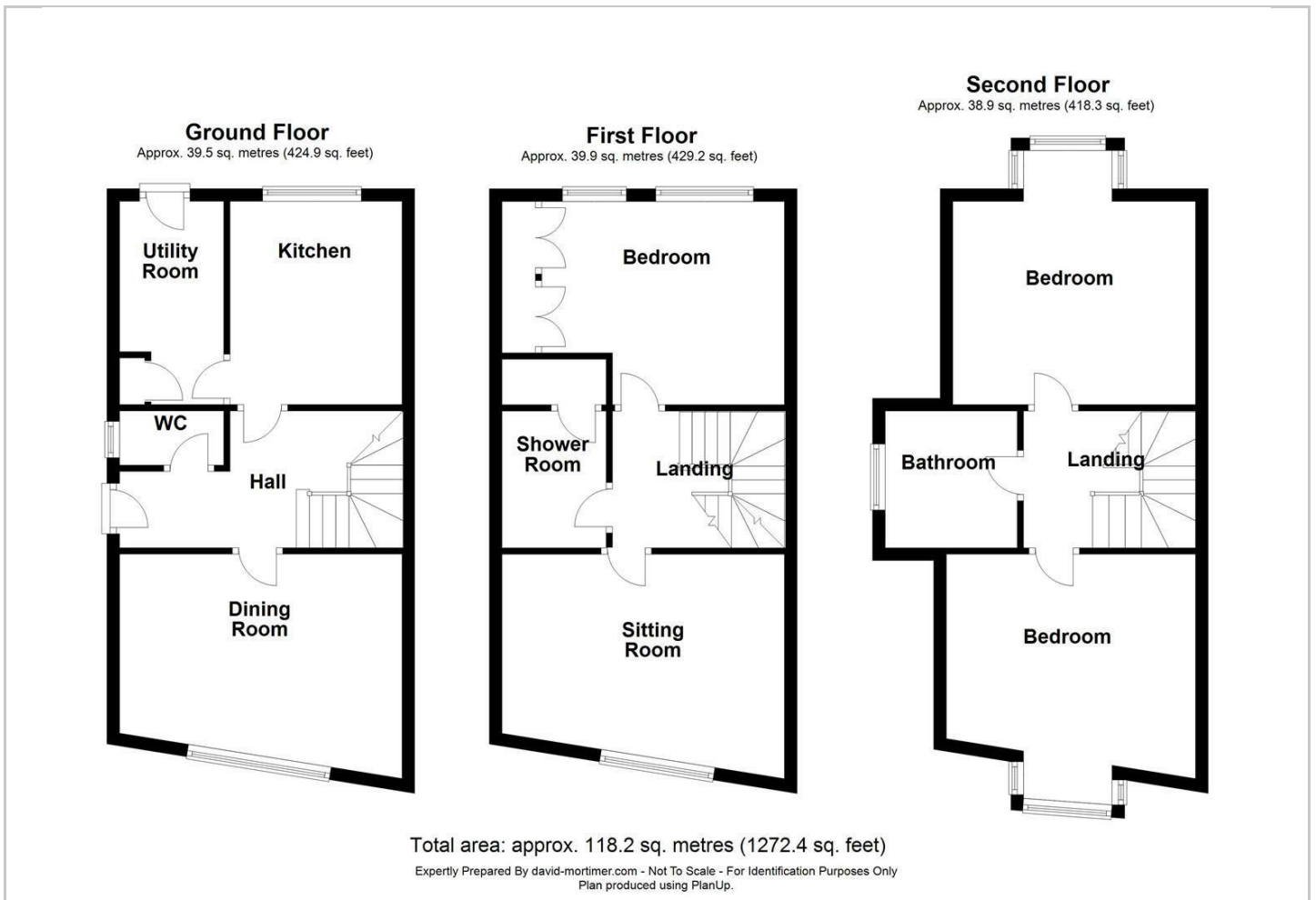
Hybrid Map



Terrain Map



Floor Plan

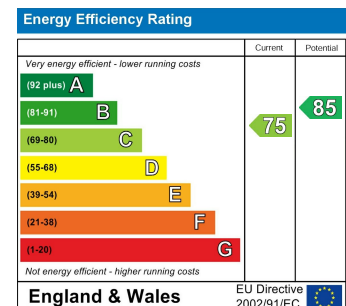


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



2 QUAYPOINT, STATION ROAD, WOODBRIDGE, SUFFOLK IP12 4AL

Tel: 01394 446483

Email: cwp@charleswrightproperties.co.uk