



Charles Wright

PROPERTIES

Selling Properties the Wright Way



23 Bridgewood Road

Woodbridge, IP12 4HA

Guide price £250,000



23 Bridgewood Road

Woodbridge, IP12 4HA

Guide price £250,000



Description

A spacious two bedroomed terraced house set in a quiet location within a very short walk to Fenn Meadow with Woodbridge's town centre beyond. The property benefits from double glazing and gas fired central heating and has good sized front and rear gardens. There is plenty of parking along the road to the front of the property whilst at the rear is a garage and further parking in front or alternative create new parking via the back garden.

Location

The property is situated in a desirable location ideal to take advantage of Fenn Meadows and the Town centre beyond. Woodbridge is a quaint market town on the southern banks of the River Deben popular for both sailing and rowing and the River walks. The town 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

Double glazed door into hall, stairs to first floor

Sitting Room

14'0" x 11'6" (4.27m x 3.53m)

Double glazed window to front, attractive fireplace with coal effect gas fire and marble hearth and radiator.

Kitchen/diner

15 x 9'5 (4.57m x 2.87m)

Double glazed window to rear, Shaker style kitchen fitted units incorporating the stainless steel sink unit and single drainer, with cupboards under, adjacent work surfacers with plumbing for washing machine. Built in four ring electric hob, with oven under and extractor hood above. Range of eye level units, cupboard housing gas fired boiler and plumbing for dishwasher, further cupboard under stairs and radiator.

Landing

Access to loft

Bedroom One

14'11" x 14'0"max, narrowing 11'8 (4.55m x 4.27mmax, narrowing 3.56m)

Double glazed window to front, range of built in cupboards and airing cupboard, built in airing cupboard and radiator.

Bedroom Two

9'6 x 8'2 (2.90m x 2.49m)

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

Bathroom

6'5 x 5'6 (1.96m x 1.68m)

Double glazed window to rear, double shower cubicle, low level wc and pedestal wash hand basin tiled walls and heated towel rail

Outside and Gardens

The property is set back and down from the road with steps to the house and grass bank with a shingle area in front of the property. The rear garden is 55' in depth paved for easy maintenance enclosed by panel fencing. To the rear there is garage 16 x 8'2 with up and over door and where owners park in front.

Agents notes

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

Tenure: Freehold

Council: East Suffolk

EPC: Band D

Council Tax: Band B



Road Map



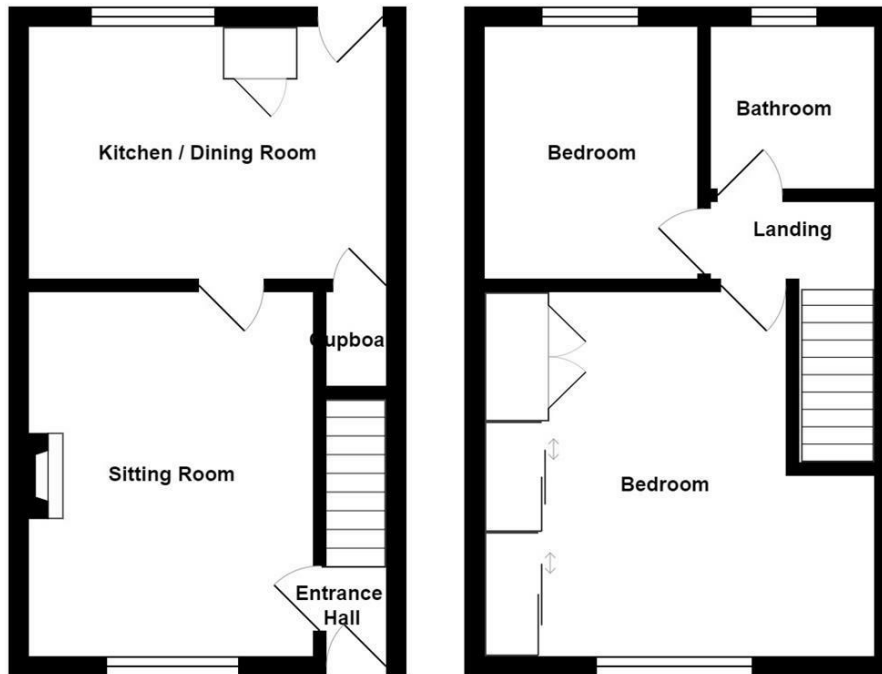
Hybrid Map



Terrain Map



Floor Plan

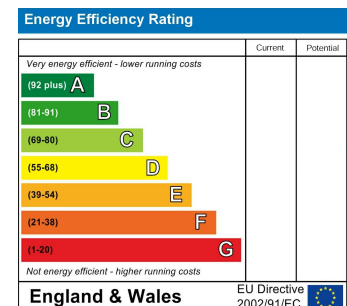


Viewing

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