



# CharlesWright

PROPERTIES

Selling Properties the Wright Way



## 16 Mill View Close

Woodbridge, IP12 4HR

**Guide price £250,000**

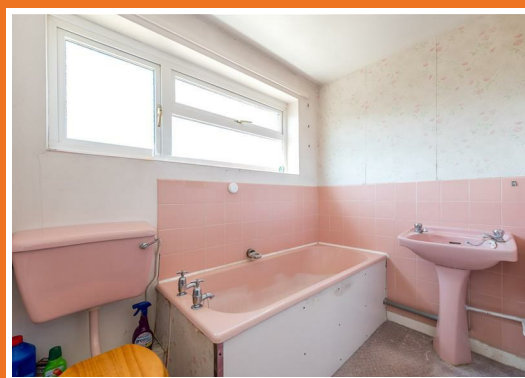




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## Description

Offered for sale with no onward chain is this two bedroom link-detached home with off road parking and attached garage. The accommodation inside comprises of an entrance hall, 21 ft. sitting/dining room and kitchen on the ground floor complimented by two double bedrooms, a study and family bathroom upstairs. The property requires some updating but offers great potential and is situated within walking distance of Farlingaye High School.

## 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.

## Entrance hall

Double glazed door to front, doors to ground floor accommodation and parquet flooring.

## Sitting/dining room

**21'09 x 10'03 (6.63m x 3.12m)**

Double glazed window to front, double glazed double doors to rear, feature fireplace with gas fire, radiator and carpet flooring.

## Kitchen

**9'07 x 7'10 (2.92m x 2.39m)**

Double glazed window to rear, door to side lobby, white shaker kitchen units with worktops above, stainless steel sink, space for fridge/freezer, space for oven, plumbing for washing machine and vinyl flooring.

## First floor landing

Double glazed window to side, doors to first floor rooms, radiator and carpet flooring.

## Bedroom one

**12'06 x 10'06 (3.81m x 3.20m)**

Double glazed window to front, radiator, loft access and carpet flooring.

## Bedroom two

**10'00 x 9'11 (3.05m x 3.02m)**

Double glazed window to rear, radiator and carpet flooring.

## Study

**5'05 x 3'08 (1.65m x 1.12m)**

Double glazed window to front and wood flooring.

## Bathroom

**7'11 x 4'11 (2.41m x 1.50m)**

Double glazed window to rear, three piece suite comprising a panelled bath, low level wc, pedestal wash basin, radiator and carpet flooring.

## Outside and gardens

To the front of the property is a raised front garden laid to lawn with a large bed and mature flowers. A driveway provides off road parking for two vehicles and provides access to the front door and garage. The garage has an up and over door, power and lighting. The rear garden enjoys a south facing aspect with the majority laid to hard standing with a shed to the side.

## Services

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

Tenure: Freehold

Epc rating: D

Council tax band: C





Road Map



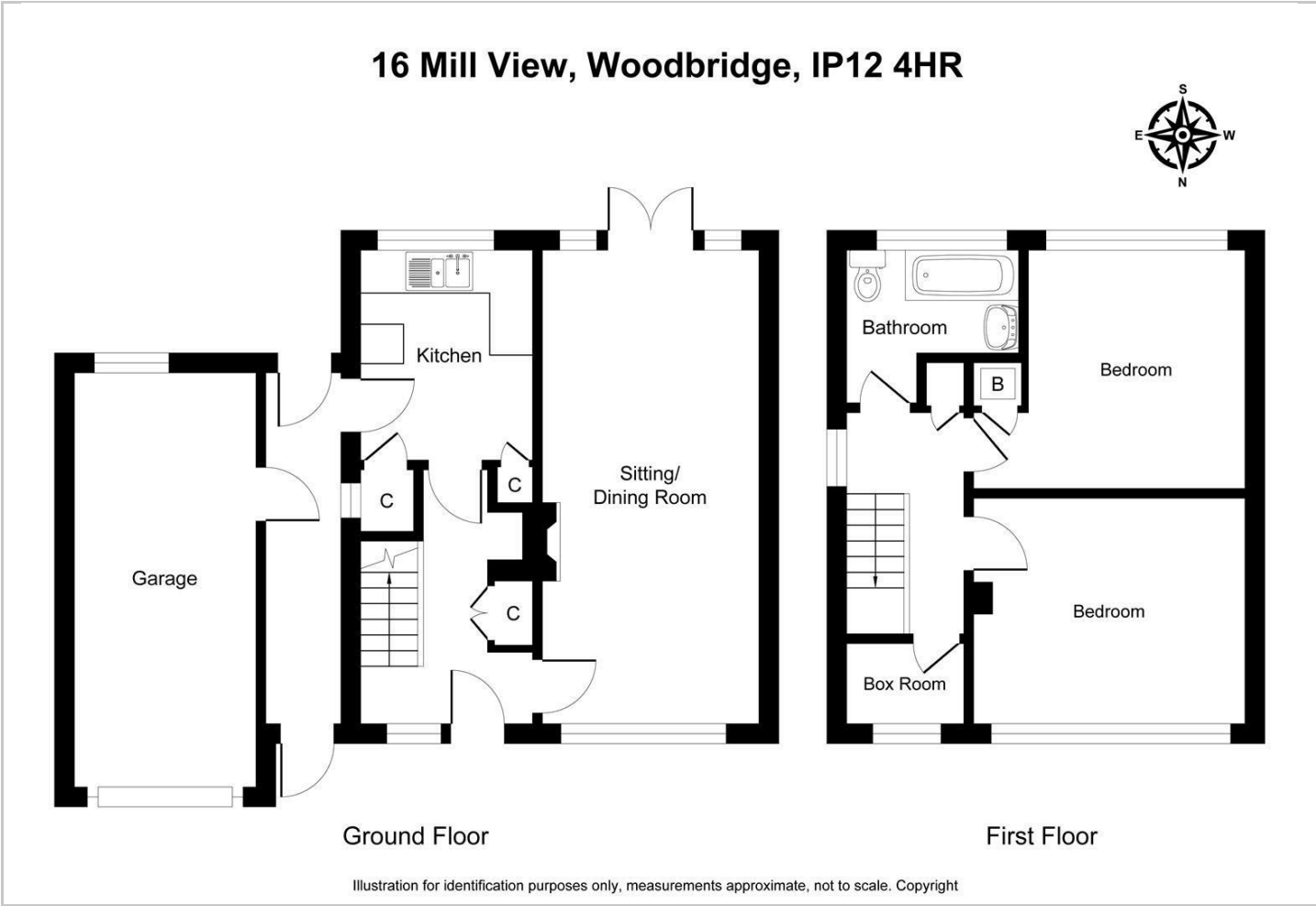
Hybrid Map



Terrain Map



Floor Plan

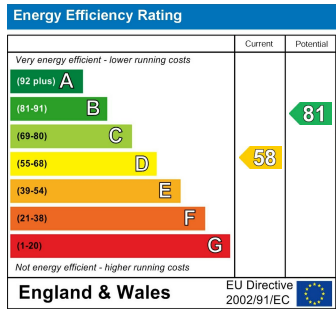


Viewing

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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