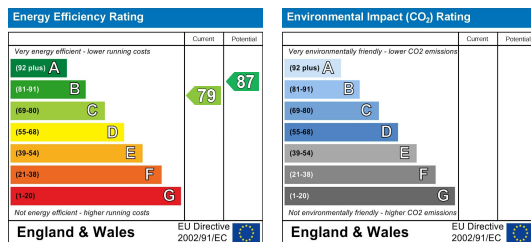


Total area: approx. 122.9 sq. metres (1323.0 sq. feet)
Expertly Prepared By davis-motimer.com - Not To Scale - For Identification Purposes Only



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



83b Bredfield Road, Woodbridge, IP12 1JB

WOODBIDGE:

Woodbridge is a historic market town in Suffolk, England, situated on the River Deben. Known for its charming scenery and rich heritage, the town is home to the famous Tide Mill, one of the few working tide mills in the UK. Woodbridge boasts a mix of architectural styles, with buildings dating back to the medieval period. The town offers a variety of shops, restaurants, and cultural activities, and is surrounded by beautiful countryside, making it a popular destination for tourists. Its close proximity to the archaeological site of Sutton Hoo adds to its historical significance. Woodbridge also hosts various festivals and community events throughout the year, fostering a vibrant local culture.

ENTRANCE HALL:

Front door (ground floor) into hallway encompassing cloakroom and stairs with door to...

CLOAKROOM:

With Low-level WC and hand wash basin

KITCHEN: 12'7" x 7'10" (3.84m x 2.4m)

With double glazed window to front, range of wall and base units with work surfaces over and tiled splash backs, space for double oven and other appliances. Tiled flooring and ceiling spotlights. The kitchen opens to.....

SITTING ROOM: 18'5" x 14'1" (5.63m x 4.31m)

With double glazed windows to side and rear and double glazed doors to rear.

LANDING:

First floor, with doors to ...

BEDROOM: 14'0" x 8'10" (4.29m x 2.70m)

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

BATHROOM:

The family bathroom has a window to the side aspect and comprises a separate shower cubicle, panelled bath, wash hand basin and low level W/C. There is a towel radiator and ceramic tiles to the walls and floor.

BEDROOM: 9'8" x 14'1" (2.97m x 4.31)

With double glazed windows to rear, built in wardrobe and radiator.

CLOAKROOM:

With low level WC and wash hand basin.

LANDING:

Second floor, with doors to ...

BEDROOM: 18'4" x 15'2" (5.61m x 4.63m)

With double glazed Velux style windows to sides, built in wardrobe and radiator.

BEDROOM: 36'1" x 9'10" x 29'6" x 13'1" (11'3 x 9'4)

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

OUTSIDE:

The front of the property has shingle stones, potted plants and pathway to front door.

The rear of the property has patio, rear access and fenced surround.

There is allocated parking for the property.

P&H Estates

P&H Estates is recognized for its deep understanding of the local property market, its professional yet friendly service, and its commitment to achieving the best outcomes for its clients.

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