



**High Street, Wickham Market, IP13 0RF**

**welcome to**

## **High Street, Wickham Market**

A mid terraced house situated just a short walk from the centre of Wickham Market. This deceptively spacious property benefits from a wealth of accommodation throughout with a kitchen/breakfast room, two reception rooms, shower/utility room, three double bedrooms and enclosed rear garden.

### **Location**

Wickham Market has a bustling, thriving community and is close to the River Deben within the Suffolk Coastal Heritage area, approximately fifteen miles north-east of Ipswich, six miles north of Woodbridge and just a couple of miles from Wickham Market railway station at neighbouring Campsea Ashe. The property is walking distance to the centre of this large village, which offers a wide variety of shops including the Co-operative supermarket, McColl's convenience store, the Post Office and everything else from flowers to food and fashion. Additional amenities include the health centre, dentist and the library. Within a ten-mile radius can be found the attractions of Easton Farm Park, Snape Maltings, Framlingham Castle and Sutton Hoo. There's also convenient access by road to the A12 for routes to Chelmsford, Colchester, Ipswich and Lowestoft.

### **Entrance Hall**

Front aspect door, radiator, wood effect flooring, fuse board, stairs to first floor and doors to;

### **Lounge**

13' 8" x 10' ( 4.17m x 3.05m )

Front aspect double glazed window, radiator, brick fireplace with space for a wood burning stove, wood effect flooring, tv and telephone points.

### **Dining Room**

15' 3" x 10' 9" ( 4.65m x 3.28m )

Rear aspect double glazed window, radiator and understairs storage.

### **Shower/ Utility Room**

Shower cubicle with fully plumbed shower, WC, wash hand basin within vanity unit, part tiled walls, heated towel rail and fitted washing machine.

### **Kitchen/ Breakfast Room**

18' x 13' 7" ( 5.49m x 4.14m )

Rear aspect double glazed window and door to the rear garden. Fitted kitchen with wall and base units, stainless steel sink and drainer, one and a half bowl, work surfaces, tiled splashback, electric double oven and induction hob with cooker hood, fridge/freezer, dishwasher, radiator and combi boiler.

### **Landing**

Skylight, loft access and doors to;

### **Bedroom One**

14' 4" x 14' ( 4.37m x 4.27m )

Front aspect double glazed window and radiator.

### **Bedroom Two**

13' 7" x 11' 7" ( 4.14m x 3.53m )

Rear aspect double glazed window and radiator.

### **Bedroom Three**

11' 7" x 8' ( 3.53m x 2.44m )

Rear aspect double glazed window and radiator.

### **Bathroom**

Side aspect double glazed window, bath with mixer taps and shower over, wash hand basin within vanity unit, WC, fully tiled walls and heated towel rail.

### **Outside**

To the front of the property is a paved pathway leading to the front door, grey slate chipping's enclosed via metal railings and gate.

The rear garden features a laid lawn area with a paved patio area making this the perfect spot for relaxing in throughout the year, paved pathway leading to the allocated parking and enclosed via fencing.





***view this property online*** [williamhbrown.co.uk/Property/FLH104663](http://williamhbrown.co.uk/Property/FLH104663)



**welcome to**

## High Street, Wickham Market

- Approximately 1,345 SQFT
- Two Reception Rooms
- Kitchen/Breakfast Room
- Shower/Utility Room
- Three Bedrooms

Tenure: Freehold EPC Rating: C

offers in excess of

**£300,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
Plan produced for William H Brown. Powered by [www.focalagent.com](http://www.focalagent.com)

**view this property online** [williamhbrown.co.uk/Property/FLH104663](http://williamhbrown.co.uk/Property/FLH104663)



Property Ref:  
FLH104663 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



**01728 723923**



[Framlingham@williamhbrown.co.uk](mailto:Framlingham@williamhbrown.co.uk)



26 Market Hill, Framlingham, WOODBRIDGE,  
Suffolk, IP13 9AN



[williamhbrown.co.uk](http://williamhbrown.co.uk)