



Observers Road, Wickham Market IP13 0FD



welcome to

Observers Road, Wickham Market

A well presented semi detached house situated within a desirable location, it's the ideal home for anyone looking for a peaceful and comfortable lifestyle in the heart of Suffolk. The property boasts from an open plan living/kitchen area, two good sized bedrooms and off road parking.

Location

The village of Wickham Market benefits from a useful range of shops together with a Health Centre, library, primary school and newly built Co-op supermarket. There is a railway station at Campsea Ashe (about two miles away) with connections at Ipswich to London's Liverpool Street station.

As well as a primary school in Wickham Market itself, there are excellent schools in both the state and private sector within easy reach, including Brandeston Preparatory School, Framlingham College, Thomas Mills, Farlingaye High Schools, and Woodbridge School.

The historic town of Framlingham is approximately six miles away and the attractive market town of Woodbridge five miles to the south-west. The County town of Ipswich lies about nine miles to the south. The A12 is within a mile and provides good links to the rest of the region including the Heritage coastline, which itself is within nine miles.

Accommodation

Entrance Hall

Front aspect part glazed door, radiator, carpet, stairs leading to the first floor and doors to the cloakroom and kitchen/lounge area.

Cloakroom

Side aspect double glazed window, low level flush wc, wash hand basin with tiled splash back, radiator, extractor fan and wooden effect flooring.

Lounge

15' 4" x 14' 10" (4.67m x 4.52m)

Rear aspect double glazed window and french doors leading out into the garden, carpet, under stairs storage cupboard, two radiators, tv and telephone points. Open arch way to;

Kitchen

9' 6" x 7' 4" (2.90m x 2.24m)

Front aspect double glazed window. Fitted kitchen with wall and base units, tiled splash back, work surfaces, stainless steel sink and drainer, one and a quarter bowls, wall mounted boiler, recessed spot lights, integrated appliances including electric oven with gas hob, fridge/freezer, washing machine and dishwasher.

Landing

Radiator, carpet, loft hatch and airing cupboard with radiator. Doors to;





Bedroom One

12' 7" x 10' 7" (3.84m x 3.23m)
Rear aspect double glazed window, fitted double wardrobe, radiator and carpet. Door to;

En-Suite

Side aspect double glazed window, enclosed double shower cubicle with fully plumbed shower, tiled walls, extractor fan, low level flush wc, wash hand basin and radiator.

Bedroom Two

9' 8" x 7' 9" (2.95m x 2.36m)
Front aspect double glazed window, fitted single wardrobe, radiator and carpet.

Bathroom

Front aspect double glazed window, enclosed bath with shower over and glass shower screen, tiled walls, extractor fan, low level flush wc, wash hand basin, wall mounted mirrored unit and radiator.



Outside

To the front of the property is a brickweaved driveway providing off road parking for two vehicles. Access to the rear garden.

The rear garden is mainly laid to lawn with mature planted flowers and shrubs, outside lighting, garden shed and fully enclosed via fencing.

Services

Mains Gas
Mains Water
Mains Drainage
Mains Electricity

Council Tax Band: B

Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.



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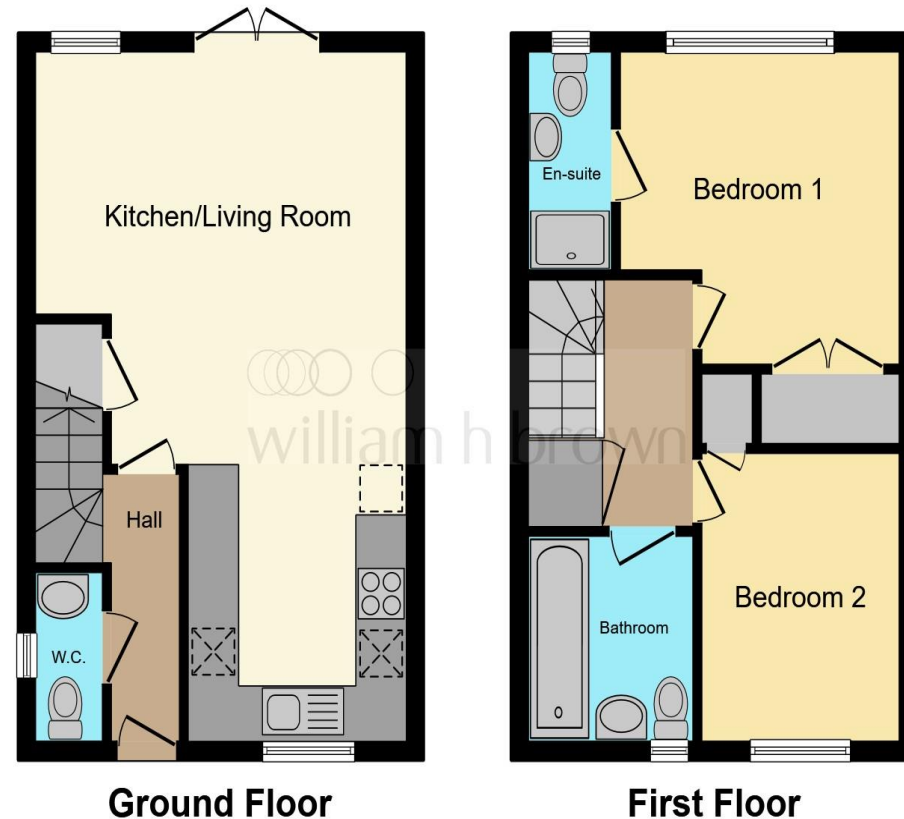
Observers Road, Wickham Market

- Well Presented Semi Detached House
- Open Plan Kitchen/Living Area
- Kitchen With Integrated Appliances
- Family Bathroom And Ground Floor Cloakroom
- Master Bedroom With Fitted Wardrobe And En-Suite
- One Further Bedroom With Fitted Wardrobe
- Enclosed Rear Garden
- Off Road Parking For Two Vehicles

Tenure: Freehold EPC Rating: B

offers in the region of

£280,000



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). Powered by www.focalagent.com

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Property Ref:
FLH105038 - 0002

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