



Bredfield Road, WOODBRIDGE IP12 1JE

welcome to

Bredfield Road, WOODBRIDGE

We are pleased to offer for sale this SPACIOUS WELL PRESENTED three bedroom semi-detached, situated within a POPULAR RESIDENTIAL AREA of the town, and CONVENIENT FOR THE TOWN CENTRE and its wide range of facilities.



Front Door to...

Entrance Hall

With radiator and doors to...

Lounge

12' 1" Max. x 13' Max. (3.68m Max. x 3.96m Max.)

Bay window to front, open fireplace with chimney-breast above, exposed and painted floorboards, open plan to the...

Kitchen

11' 10" x 12' (3.61m x 3.66m)

A range of wall and base mounted units with matching central island style worktop unit, sink unit, built-in oven with extractor hood over, fridge freezer and dishwasher, window to rear, radiator, exposed floors, opening to the...

Dining Room

8' x 11' (2.44m x 3.35m)

Set of French doors to the rear, window to the side, exposed wooden floor, wall lighting,

Study / Bedroom Four

10' 9" x 8' 1" (3.28m x 2.46m)

Exposed floor, window to side, radiator and wall lighting.

Rear Lobby

6' 10" x 6' 11" (2.08m x 2.11m)

Window to side, laminate flooring, spotlights, under stairs storage cupboard.

Cloakroom

3' 3" x 4' 1" (0.99m x 1.24m)

Low level WC, wash hand basin, extractor fan and laminate flooring.

Utility Room

8' 1" Max. x 9' Max (2.46m Max. x 2.74m Max)

Windows to side and rear, combination boiler, built-in sink with cupboards under, space for white goods, radiator, laminate flooring and access to rear garden.

First Floor Landing

Storage cupboard, stairs to third bedroom and doors to...

Bedroom One

9' 1" x 10' 11" (2.77m x 3.33m)

Walk-in wardrobe, feature Victorian fireplace, sash window to front, built-in spotlights.

Bathroom

6' 10" x 6' 11" (2.08m x 2.11m)

Obscure window to rear, low level WC, wash hand basin, bath with shower over, fitted shelves, heated towel rail, extractor fan and tiled floor.

Bedroom Two

8' 11" x 11' 11" (2.72m x 3.63m)

Sash window to rear, feature fireplace, built-in spotlights and radiator.

Second Floor Landing

Storage cupboard and door to...

Bedroom Three

10' 1" Max. x 15' Max. (3.07m Max. x 4.57m Max.)

Built-in spotlights, access into eaves storage space, two rooflights to rear.

Outside

To the front there is driveway parking. To the rear the garden commences with an attractive patio seating area, followed by a low maintenance lawned area.



view this property online williamhbrown.co.uk/Property/WBG108516



welcome to

Bredfield Road, WOODBRIDGE

- Well Presented Three Bedroom Semi-Detached
- Spacious Lounge with Exposed Wooden Flooring
- Dining Room and Study
- Fitted Kitchen
- Cloakroom and Utility Room

Tenure: Freehold EPC Rating: D

guide price

£500,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WBG108516](https://www.williamhbrown.co.uk/Property/WBG108516)



Property Ref:
WBG108516 - 0008

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



01394 380280



Woodbridge@williamhbrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk, IP12 1DH



williamhbrown.co.uk