









welcome to

Maple Close, Rendlesham Woodbridge

Nicely presented throughout, this modern two bedroom semi-detached has been extended to the rear, and now benefits from a generous sized Lounge, with patio doors backing onto the rear garden. The property also benefits from driveway parking.













Cloakroom

Obscure glazed window to front, radiator, two piece suite comprising low level WC and pedestal wash hand basin.

Kitchen

6' 7" x 10' 9" (2.01m x 3.28m)

A range of wall and base mounted units, worktop incorporating built-in oven and hob unit, space for white goods, window to front with sink under, tiled splashback, wall mounted combination boiler, radiator.

Lounge

24' 4" x 14' 6" (7.42m x 4.42m)

Radiator, Velux window, Karndean flooring, inset spotlights, patio doors and window to rear.

First Floor Landing

Access to loft space.

Master Bedroom

9' 9" x 12' 4" (2.97m x 3.76m)

Window to rear with radiator under, built-in wardrobes.

Bedroom Two

8' 7" x 14' 6" (2.62m x 4.42m)

Window to front with radiator under, over stairs storage cupboard.

Bathroom

Suite comprising bath with shower over and in-built shelf. Wash hand basin with storage units under. Fully tiled walls and floor, heated towel rail, inset spotlights.

Outside

To the front of the property there is a small garden area adjoining the driveway. To the rear the garden is enclosed by wood panel fencing, and commences with a patio area, with adjoining lawned area.





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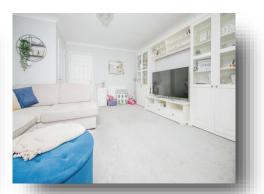
- Modern Two Bedroom Semi-Detached
- Extended Lounge
- Modern Fitted Kitchen
- Ground Floor Cloakroom
- Nicely Presented Throughout

Tenure: Freehold EPC Rating: D

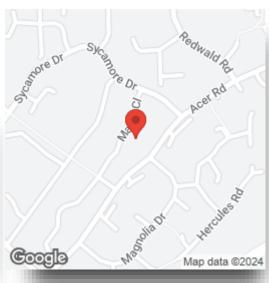
offers in excess of

£260,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBG108618



Property Ref: WBG108618 - 0003 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.

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