



**Newnham Avenue, Woodbridge IP12 4EP**

**welcome to**

**Newnham Avenue, Woodbridge**

Situated in a popular residential area of the town, close to local amenities, this three bedroom semi-detached offers spacious accommodation, and benefits front off road parking to the front, with a generous sized lawned garden to the rear.



### **Entrance Hall**

With vertical wall radiator and laminate flooring, access to the...

### **Bathroom**

With suite comprising bath with shower over, low level WC and pedestal wash hand basin. Heated towel rail, wall mounted combination boiler, 2 windows to side and tiled floor.

### **Kitchen**

9' 9" x 10' 11" ( 2.97m x 3.33m )

Range of wall and base mounted units with built-in oven and hob unit with extractor over, space for white goods, window to rear with radiator under, window to side with stainless steel sink under, chimney-breast alcove and tiled floor. Access to...

### **Utility Room**

5' 4" x 8' 6" ( 1.63m x 2.59m )

Laminate flooring, door to the garden and window to the side.

### **Lounge**

10' 2" x 18' 7" Max ( 3.10m x 5.66m Max )

Patio doors to the rear, window to the front, study area under the stairs, fireplace (currently blocked up) and radiator.

### **First Floor Landing**

Window to front with radiator under, loft hatch with ladder, over stairs storage cupboard and further storage cupboard.

### **Bedroom One**

10' 3" x 17' 5" ( 3.12m x 5.31m )

Window to rear with radiator under, built-in storage, double power socket.

### **Bedroom Two**

9' 10" x 9' 4" ( 3.00m x 2.84m )

Window to rear with radiator under.

### **Bedroom Three**

9' 10" x 8' 11" Max. ( 3.00m x 2.72m Max. )

Window to front and radiator.

### **Outside**

#### **Front**

To the front of the property there is a shingled parking area for up to 2 cars. Gated access to the...

#### **Rear**

The rear garden is mainly laid to lawn, with small decking area and summerhouse and storage shed.



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welcome to

## Newnham Avenue, Woodbridge

- Three Bedroom Semi-Detached
- Spacious Lounge
- Ground Floor Bathroom
- Fitted Kitchen
- Utility Room

Tenure: Freehold EPC Rating: D

offers in excess of

**£290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBG108603 - 0004

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