



**Newnham Avenue, Woodbridge IP12 4EP**



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## **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 from 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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## **Newnham Avenue, Woodbridge**

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

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBG108603 - 0008

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