









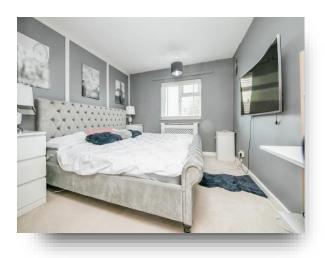
welcome to

Newnham Avenue, Woodbridge

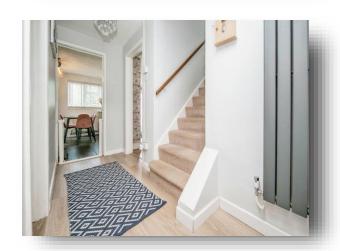
Situated in a popular residential area of the town, close to local amenities, this three bedroom semi-detached offers spacious accommodation, and benefits from off road parking to the front, with a generous sized lawned garden to the rear.

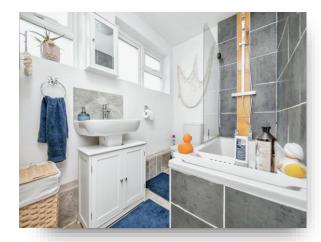












Entrance Hall

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.





welcome to

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

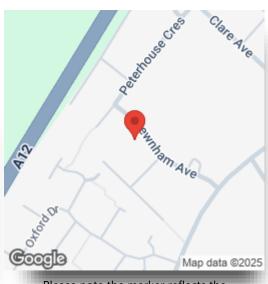
guide price

£260,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBG108603



Property Ref: WBG108603 - 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 quidance 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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