

Beach Lane, Alderton Woodbridge IP12 3BU



welcome to

Beach Lane, Alderton Woodbridge

Situated down a country road, this attractive two bedroom semi-detached cottage benefits from garage and parking for approximately 2 vehicles, private garden and views over a playing field.













Entrance Hall

Double glazed window to the front, composite door, radiator, double glazed patio doors to the garden, doors to the...

Kitchen

9' 3" x 8' 4" (2.82m x 2.54m) Double glazed window to the front, a range of wall and base mounted units with worktop over and splashback, drainer sink with mixer tap over, cooker with extractor fan over, space for white goods, wood effect flooring.

Lounge / Diner

16' 7" x 12' 5" (5.05m x 3.78m) Double glazed window to the front, double glazed patio doors to the rear, a feature fireplace and radiator.

First Floor Landing

Double glazed window to the rear and airing cupboard, doors leading to...

Bedroom One

12' 4" x 9' 8" (3.76m x 2.95m) Double glazed window to the front, two double glazed Velux windows to the rear, radiator.

Bedroom Two

13' 4" x 9' 4" (4.06m x 2.84m) Double glazed window to the front, radiator and built-in wardrobe.

Bathroom

Double glazed skylight, low level WC, panelled bath with shower over, pedestal wash hand basin, radiator and wood effect flooring.

Outside

The garden is laid to lawn, with a partial decking area and views over a playing field.





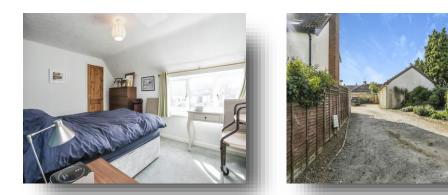
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Beach Lane, Alderton Woodbridge

- Attractive Semi-Detached Cottage
- Popular Village Location
- Two Good Sized Bedrooms
- Lounge/Diner with Feature Fireplace
- Garden With Views Over Playing Field

Tenure: Freehold EPC Rating: D

£235,000



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postcode not the actual property



Property Ref: WBG108575 - 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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