



Bury Hill, Woodbridge IP12 1JD

welcome to

Bury Hill, Woodbridge

Offered for sale with no onward chain is this three bedroom semi-detached, in need of of some updating, but offering good size family accommodation, and benefitting from garage and parking.



Entrance Hall

Access to the...

Cloakroom

Obscure glazed window to side, low level WC, wash hand basin and radiator.

Lounge / Dining Room

25' 5" Max. x 14' 5" Max. (7.75m Max. x 4.39m Max.)

Window to the front, radiator, stairs to first floor, wall mounted electric fire, patio doors to the rear.

Kitchen

9' 6" Max. x 9' Max. (2.90m Max. x 2.74m Max.)

Fitted with a range of wall and base mounted units, built-in oven, breakfast bar, under stairs alcove, window to the rear with sink under and tiled splashback over. Access to the...

Utility Room

4' 2" x 10' 9" (1.27m x 3.28m)

Wall mounted combination boiler, laminate flooring, exposed brick walls and door to rear garden.

First Floor Landing

Obscure glazed window to side, storage cupboard.

Master Bedroom

13' 4" x 9' 10" (4.06m x 3.00m)

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

Bedroom Two

9' 10" x 9' 7" (3.00m x 2.92m)

Window to front with radiator, built-in wardrobes.

Bedroom Three

8' 3" x 9' 8" (2.51m x 2.95m)

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

Shower Room

Obscure glazed window to front, fully tiled walls, walk-in shower, low level WC with concealed cistern, wash hand basin, shaver socket and heated towel rail.

Outside Front

To the front of the property there is a fenced off garden area with pathway to the front door, shingled area and tree.

Rear

To the rear there is a patio seating area, with raised beds. Access in to the garage and rear gate giving access to a parking area.

Agent's Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'



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welcome to

Bury Hill, Woodbridge

- Three Bedroom Semi-Detached
- Convenient for Town Centre
- No Onward Chain
- Spacious Lounge/Diner
- Ground Floor Cloakroom & Utility Room

Tenure: Freehold EPC Rating: C

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBG108611 - 0005

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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