









# welcome to

# King Edward Avenue, Wickham Market Woodbridge

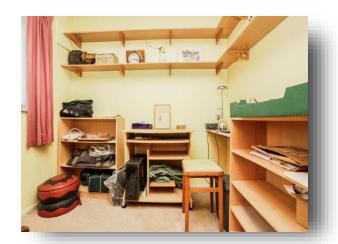
Offered for sale with no onward chain, this three bedroom mid terrace offers good size accommodation and would make an ideal first time purchase. The property benefits from gardens to front and rear.

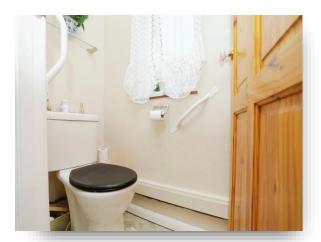












#### **Entrance Hall**

With window to the front, gas heater, under stairs storage cupboard, stairs to the first floor, door to the...

## Lounge

17' 4" x 10' 10" Max. ( 5.28m x 3.30m Max. ) Window to the front, fireplace with inset gas fire, serving hatch to the kitchen, door to the...

## Conservatory

9' 10" x 5' 11" (  $\bar{3}.00$ m x 1.80m ) Of UPVC construction, with door to side leading in to the garden.

### **Dining Room**

7' 1" x 6' 9" ( 2.16m x 2.06m ) Window to the front, archway in to the...

#### Kitchen

11' 8" x 9' 7" ( 3.56m x 2.92m )

Window to the rear with sink under, a range of wall and base mounted units, serving hatch from the lounge, space for white goods, under stairs storage cupboard, door to rear. There is a pantry cupboard with window to the rear.

#### **First Floor Landing**

Window to the rear, access to the insulated loft space. Airing cupboard. Doors to...

#### **Bedroom One**

10' 9" x 11' 7" ( 3.28m x 3.53m ) Window to the front, wardrobe over the stairs.

#### **Bedroom Two**

10' 9" Max.  $\times$  10' 11" Max. ( 3.28m Max.  $\times$  3.33m Max. ) Window to the front, over stairs storage cupboard, chimney breast.

#### **Bedroom Three**

8' x 7' 7" ( 2.44m x 2.31m ) Window to rear.

#### **Bathroom**

Bath with a door, shower over and tiled surround, window to the rear with wash hand basin under.

#### W/C

With window to the rear and low level WC.

#### Outside

Enclosed by hedging, the front garden is laid to pebble, and is accessed via a gate, with pathway to the front entrance.

#### **Rear Garden**

Mainly laid to lawn, with borders containing mature shrubs, trees and exotic plants. There is a patio seating area.





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- Three Bedroom Mid Terrace
- Good Size Accommodation
- Bathroom and Separate WC
- Front & Rear Gardens
- Quiet Location

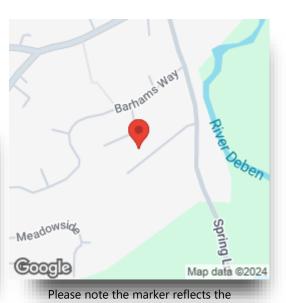
Tenure: Freehold EPC Rating: D

# £240,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBG108680



Property Ref: WBG108680 - 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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