

# Seckford Street, Woodbridge IP12 4LY



# welcome to

# Seckford Street, Woodbridge

An immaculately and beautifully presented two-bedroom period cottage in the highly desirable Woodbridge conservation area of Seckford Street. This property has been fully renovated by a local interior designer and is offered for sale with no onward chain.













#### Lounge

10' 10" x 10' 1" ( $3.30m \times 3.07m$ ) entrance door, window to the front, feature cast iron fireplace with fitted shelves to either side, storage, Oak flooring, door leading through to the...

#### Kitchen

8' 11" x 6' 11" ( 2.72m x 2.11m )

Fitted with a range of wall and base mounted units with solid wood worktop over and decorative panelled splashback, Butler sink with, mixer tap over, oven with gas hob, space for further white goods, oak flooring, illuminated fitted shelf into chimneybreast, door to the

#### Utility / Hallway

With cupboard housing boiler, door to the garden, space for white goods, base unit with worktop over. Door to the...

#### Bathroom

Obscure double glazed window to side, panelled bath with mixer tap over, low level WC, vanity wash hand basin with storage under, heated towel rail, tile flooring.

#### **First Floor Landing**

Window to the rear, cast iron radiator. Doors leading to...

#### **Master Bedroom**

11' 4" x 11' (3.45m x 3.35m) Window to the front, cast iron radiator.

#### **Bedroom Two**

7' 4" Max. x 6' 3" Max. ( 2.24m Max. x 1.91m Max. ) Window to the rear, radiator, built-in storage unit.

#### Outside

To the rear there is a courtyard style garden which is lad to patio. To the other side of the rear gate there is external storage.

#### **Outhouse / Study**

6' 3" x 6' 2" ( 1.91m x 1.88m ) Insulated, and connected to its own switchboard, with window to the side, power and light, wood effect flooring.





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# Seckford Street, Woodbridge

- Fully Renovated by a Local Interior Designer
- A Beautifully Presented Accommodation
- Located in a Prime Residential Area
- Insulated Outbuilding/Study with Power Connected
- No Onward Chain

Tenure: Freehold EPC Rating: D

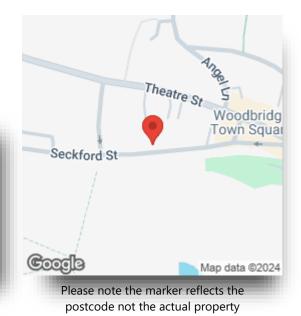
offers in excess of

£315,000





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Property Ref: WBG108876 - 0011 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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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