





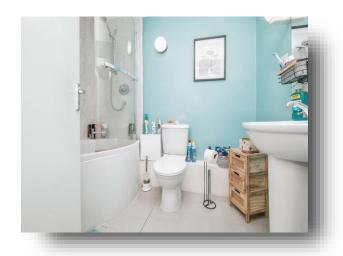




welcome to

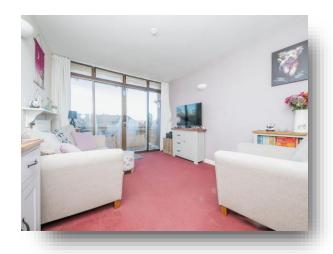
Gobbitts Yard, Woodbridge

Offered for sale with no onward chain, this spacious, centrally located, TWO BEDROOM FIRST FLOOR APARTMENT benefits from an east facing BALCONY overlooking the HISTORIC THOROUGHFARE, with DISTANT ROOFTOP VIEWS to the church beyond.













Entrance Hall

With ample space for cloaks storage. Intercom and radiator.

Hallway

Storage cupboards, door to...

Kitchen

15' x 5' 2" (4.57m x 1.57m)

Galley style, with window to side, a range of wall and base mounted unit with built-in oven, sink, unit, fridge freezer, built-in fold out table and chairs, combi boiler.

Living Room

11' x 13' 4" (3.35m x 4.06m)

Double sliding doors to the east facing balcony with views over The Thoroughfare, and church in the distance. Radiator.

Bathroom

5' 10" x 7' 10" (1.78m x 2.39m)

Low level WC, pedestal sink with tiled splashback, bath with shower over and built-in screen, extractor fan, radiator, tiled areas over the bath and shower.

Bedroom One

10' 8" x 11' 8" (3.25m x 3.56m)

East facing window with radiator under, built-in wardrobes.

Bedroom Two

11' 9" x 8' 5" (3.58m x 2.57m)

Double bedroom, with built-in wardrobe, south facing window overlooking the communal gardens.





welcome to

Gobbitts Yard, Woodbridge

- Attractive First Floor Apartment
- Spacious Living Accommodation
- **Town Centre Location**
- East Facing Balcony with Rooftop Views
- Two Double Bedrooms

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000









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Property Ref: WBG108972 - 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 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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