



Gobbitts Yard, Woodbridge IP12 1DD

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.



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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

Council Tax Band: C Service Charge: 1100.00

Ground Rent: 250.00

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.

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBG108972 - 0004

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