

# The Square The Street, Shottisham Woodbridge IP12 3ET



# welcome to

# The Square The Street, Shottisham Woodbridge

Offered for sale with no onward chain, this two bedroom semi-detached cottage is located in a tucked away position just off The Street in the charming village of Shottisham.

# **Auctioneer's Comments**

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#### Entrance

Split level stable style door to...

#### Kitchen

14' 4" Max. x 11' 11" Max. ( 4.37m Max. x 3.63m Max. ) Window to the front with sink and drainer under, range of wall and base mounted units with wood effect worktops, tiled splashback, cooker with extractor fan over, storage heater, access to the...

## **Utility Room**

Window to the front, plumbing for washing machine, door from the kitchen, door to the...

## Bathroom

Panelled bath with tiled surround, pedestal wash hand basin with tiled splashback over, low level WC, obscure glazed window to the rear, wall heater.

# Lounge

11' 1" x 11' 6" (  $3.38m \times 3.51m$  ) Door from the kitchen, storage heater, window to rear and door to the...

# **Rear Porch**

With electric board and door to the outside.

# **First Floor Landing**

Airing cupboard housing water tank.

# **Master Bedroom**

11' x 12' 3" ( $3.35m \times 3.73m$ ) Window to the rear, loft hatch, storage heater, built-in wardrobe cupboard.

# **Bedroom Two**

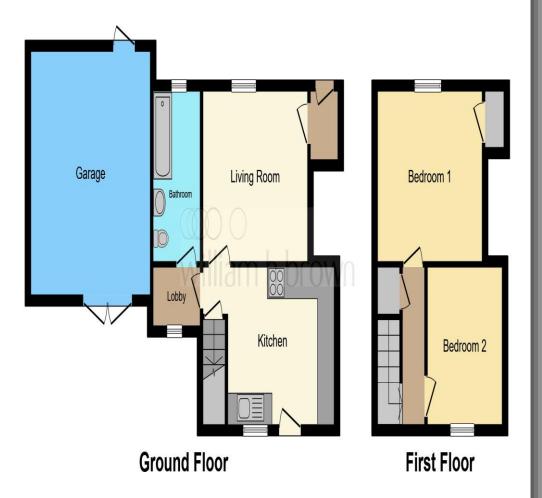
7' 2" x 7' 10" ( 2.18m x 2.39m ) Window to the front, storage heater.

# Outside

The rear garden is mainly laid to grass. Access to the side to the...

# Garage / Workshop

13' 10" x 11' 7" ( 4.22m x 3.53m ) Barn style door to the front, door to the rear, power and light connected.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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# The Square The Street,

# Shottisham Woodbridge

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Popular Village Location
- Walking Distance of the Local Pub

Tenure: Freehold EPC Rating: E

guide price **£165,000** 



# view this property online williamhbrown.co.uk/Property/WBG108923



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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. william h brown



01394 380280



Woodbridge@williamhbrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk, IP12 1DH



williamhbrown.co.uk