



St. Johns Street, Woodbridge IP12 1EB

welcome to

St. Johns Street, Woodbridge

Centrally located for the town's wide range of shopping and recreational facilities, this attractive Grade II Listed townhouse offers versatile accommodation over three floors, plus a useful basement storage area.



Entrance Hall

Exposed floorboards, stairs to the first floor, radiator, basement access under the stairs.

Basement

With limited head height. This is used as a storage area. Light connected.

Utility Room / WC

10' 1" Max. x 7' 5" Max. (3.07m Max. x 2.26m Max.)

Window to the rear, floor standing boiler, low level WC, pedestal wash hand basin with splashback, plumbing for washing machine.

Kitchen

16' 9" x 9' 4" (5.11m x 2.84m)

Windows to the side and rear, stainless sink with drainer and mixer tap, Iroko wood worktops and upstand, open shelving, Neff oven and 5 ring hob with extractor hood over, fitted fridge/freezer, inset ceiling spotlights, door to side to the garden, feature wall lights, two ornate radiators,

Dining Room

10' 9" Max. x 16' 10" Max. (3.28m Max. x 5.13m Max.)

Two windows to the front, exposed floorboards, pendant lighting, 2 ornate radiators, fireplace with tiled hearth, feature bookcase with glass doors to either side.

First Floor Landing

Window to the side, under the stairs cupboard, exposed floorboards, pendant lighting over the stairwell, stairs to the second floor.

Living Room / Bedroom Two

16' 11" Max. x 10' 9" Max. (5.16m Max. x 3.28m Max.)

Two windows to the front, 2 ornate radiators, chimney with inset log burner and inset book shelves to either side, exposed floorboards.

Bedroom Three

16' 9" Max. x 9' Max. (5.11m Max. x 2.74m Max.)

Two windows to the side, window to the rear, built-in wardrobes, ornate radiator.

Family Bathroom

Window to the rear, low level WC, bidet, pedestal wash hand basin, tiled splashback, shelves over the bath, part tiled walls, radiator, airing cupboard housing the hot water tank.

Second Floor Landing

Access to...

Second Floor Landing

Window to fourth bedroom, access to

Master Bedroom

10' 10" x 15' 8" (3.30m x 4.78m)

Two radiators, 2 windows to the front, fitted wardrobes, exposed floorboards, electric radiator.

Second Bathroom

Window to the rear, low level WC, pedestal wash hand basin, with splashback, shelved storage cupboard, bath with tiled surround, exposed floorboards.

Bedroom Four

10' 6" Max. x 9' 10" Max. (3.20m Max. x 3.00m Max.)

Windows to the side and rear, electric radiator, window into the second floor landing.

Outside

There is a walled courtyard garden to the rear, with shrub borders. Gated rear access to the alleyway.



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welcome to

St. Johns Street, Woodbridge

- Central Location
- Grade II Listed Townhouse
- Walking Distance of Amenities
- Move In Ready
- Versatile Accommodation

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: E

£525,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG109185 - 0003

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