



Cobbold Road, Woodbridge IP12 1HA

welcome to

Cobbold Road, Woodbridge

This one bedroom first floor maisonette is an ideal purchase for a first time buyer, or as a buy to let for an investor. The property benefits from a newly installed hot water system.

Entrance Hall

Obscure glazed panelled door, stairs to...

Lounge

16' x 9' 3" (4.88m x 2.82m)

New gas electric heater, secondary glazed window to the front.

Inner Hall

With storage cupboard, doors to the...

Kitchen

10' x 5' 7" (3.05m x 1.70m)

Window to the front, oven, gas hob with extractor fan over, wall and base mounted units with tiled splashback over, vinyl flooring, space for white goods, stainless steel sink with mixer tap over.

Bedroom

11' 11" x 10' 10" (3.63m x 3.30m)

Secondary glazed window to the rear overlooking the garden, built-in wardrobe.

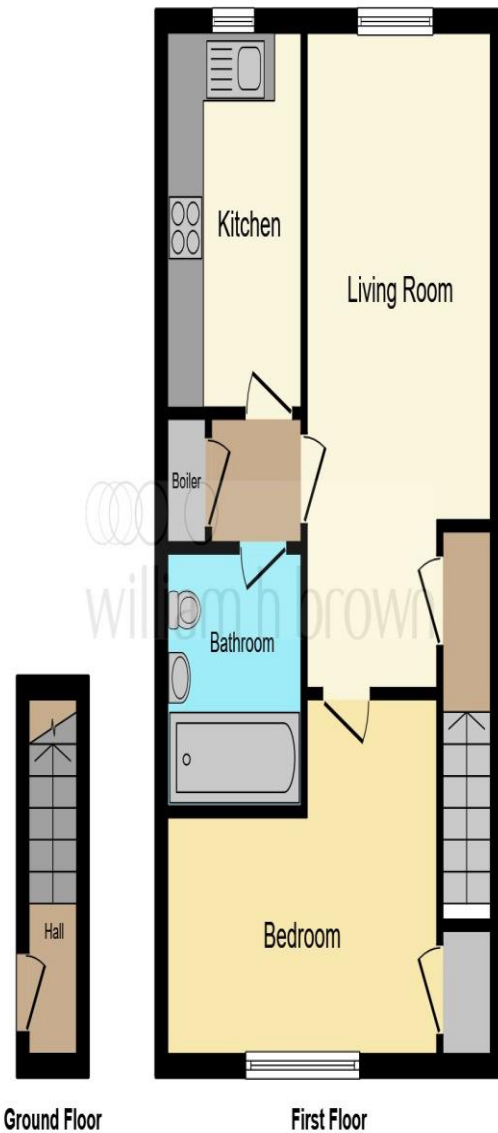
Bathroom

Part tiled walls, panelled bath with shower over, low level WC, pedestal wash hand basin.

Outside

Rear Garden

Laid to lawn.



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



welcome to
Cobbold Road,
Woodbridge

- Ideal First Time Purchase or buy To Let
- Lounge with New Gas Heater
- Kitchen
- New Hot Water System
- Bathroom

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 34.00
Ground Rent: 142.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£150,000



view this property online williamhbrown.co.uk/Property/WBG109214



Property Ref:
WBG109214 - 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 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.

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