



**Thoroughfare, Woodbridge IP12 1AA**

**welcome to**

## **Thoroughfare, Woodbridge**

This cosy two bedroom cottage is tucked away off the main Thoroughfare, in the heart of Woodbridge, affording easy access to all its shopping and recreational facilities.



## **Entrance**

Access to the property is via a split level stable style door into the...

## **Kitchen**

12' 9" Max. x 7' 5" Max. ( 3.89m Max. x 2.26m Max. )

Fitted with a range of wall and base mounted units with work surfaces over, single sunken sink with mixer tap over, built-in Bosch induction hob and Built-in Bosch oven. fridge/freezer, space for washing machine. Window to the front of the property and window to the side. Under the stairs storage cupboard, stairs to the first floor. Door to the...

## **Lounge**

12' 5" Max. x 9' 7" Max. ( 3.78m Max. x 2.92m Max. )

Wood burner set on a slate hearth, 2 windows, with fitted shutters, to the front of the property.

## **First Floor Landing**

Exposed wooden floor, radiator, window to the front fitted with made to measure blinds.

## **Master Bedroom**

9' 7" Max. x 11' 6" Max. ( 2.92m Max. x 3.51m Max. )

Two double glazed windows to the front, wooden flooring, 2 double built-in wardrobes, radiator.

## **Bathroom**

Fitted with a three piece suite comprising bath with shower over, shower screen, vanity wash hand basin and low level WC. Half tiled walls, double glazed window to the front, wooden flooring.

## **Bedroom Two**

An irregular shaped room. Built-in storage cupboard, window to the front of the property.



***view this property online*** [williamhbrown.co.uk/Property/WBG109182](http://williamhbrown.co.uk/Property/WBG109182)



welcome to

## Thoroughfare, Woodbridge

- Centre of Town Location
- Convenient for Shopping & Recreational Facilities
- Well Presented Accommodation
- Two Bedrooms
- Modern Fitted Kitchen

Tenure: Freehold EPC Rating: E

Council Tax Band: A

**£215,000**



**view this property online** [williamhbrown.co.uk/Property/WBG109182](http://williamhbrown.co.uk/Property/WBG109182)

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.



Property Ref:  
WBG109182 - 0006

 william h brown



**01394 380280**



Woodbridge@williamhbrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk,  
IP12 1DH



**williamhbrown.co.uk**