



**Churchman Close, Melton Woodbridge IP12 1RN**



**welcome to**

## **Churchman Close, Melton Woodbridge**

Conveniently located for amenities, this nicely presented two bedroom first floor flat would make an ideal first time purchase or buy to let opportunity.



### **Communal Entrance**

With storage room, stairs to first floor. Entrance door to...

### **Entrance Hall**

With storage cupboard and doors to...

### **Living Room**

14' 11" x 12' 3" ( 4.55m x 3.73m )

Double glazed window to side, radiator, wood effect flooring, opening to the...

### **Kitchen**

8' 6" x 8' 5" ( 2.59m x 2.57m )

Fitted with a range of modern wall and base mounted units with built-in oven, hob with extractor hood over, worktop with stainless steel drainer sink and mixer tap, splashback, space for fridge/freezer. Double glazed window to side, wood effect flooring

### **Bedroom One**

13' 10" x 10' 7" ( 4.22m x 3.23m )

Double glazed window to side, radiator.

### **Bedroom Two**

10' 6" x 9' 6" ( 3.20m x 2.90m )

Double glazed window to side, radiator.

### **Bathroom**

Obscure double glazed window to rear, panelled bath with tiled surround, pedestal wash hand basin, low level WC, tile effect flooring.

### **Outside**

There is a private garden which is mainly laid to lawn, with storage shed.



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## **Churchman Close, Melton Woodbridge**

- Ideal First Time Purchase or Buy to Let
- Nicely Presented Accommodation
- Modern Fitted Kitchen
- Two Good Size Bedrooms
- Private Garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 800.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBG109160 - 0002

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