

A well presented one bedroom first floor flat in the centre of the popular town of Woodbridge

Rent £700 pcm
Ref: R2421

The Crows Nest
Quay Street
Woodbridge
IP12 1BX



To let unfurnished on an Assured Shorthold Tenancy for an initial term of six months (with a view to extending).

Contact Us



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Location

The Crows Nest is situated in the heart of the very popular town of Woodbridge, within walking distance of the market square, town centre and within easy reach of sports centre and train station.

Based on the banks of the River Deben, Woodbridge benefits from a wide choice of shops, restaurants and public houses. Recreational facilities include sailing on the River Deben, a number of well regarded local golf clubs, including Woodbridge Golf Club, which was founded in 1893, a cinema, as well as a wonderful network of footpaths. Woodbridge also benefits from rail links to Ipswich, where Inter City rail services to London's Liverpool Street station take just over the hour. The popular Heritage Coastline destinations of Orford and Aldeburgh are approximately ten miles and fifteen miles respectively. The County Town of Ipswich is approximately 8 miles to the south-west.

The Accommodation

From Quay Street a gate provides access to the staircase which leads to the first floor.

First Floor

Entering the property through the half glazed door which leads directly into the

Kitchen 7'10" x 7'2" (2.40m x 2.2m)

With a range of wall and base units, wood effect roll-top work surface and inset stainless steel sink with mixer tap over. Tiled splash back and space for undercounter washing machine, fridge freezer and cooker. Strip spot lights and window. Cupboard housing gas fired boiler which also services the shop below.



From the kitchen a door lead into:

Sitting Room (4.75m max x 3.28m)

A pleasant and spacious room with opening window, radiator, BT and TV point. Loft hatch to the ceiling and half moon wall lights.

From the sitting room a door leads directly into the bedroom.



Bedroom 11'8" x 10'8" (3.57m x 3.27m)

A double bedroom with dual aspect windows allowing ample light. Built-in wardrobes and radiator.



Returning to the kitchen and door off leads into the:

Bathroom

A three piece white suite comprising of low level flush WC, pedestal wash hand basin and bath with glass screen and shower over. Tiled splashback surround to the walls. Window with top opening and radiator.

Note: In addition to the rent, there is a monthly charge of £200 to cover all utilities. Council Tax not included and to be paid directly.

Services Mains water, sewerage, electricity and gas. Gas fired central heating.

Council Tax Band A £1,453.03 payable 2024/2025

Local Authority East Suffolk Council

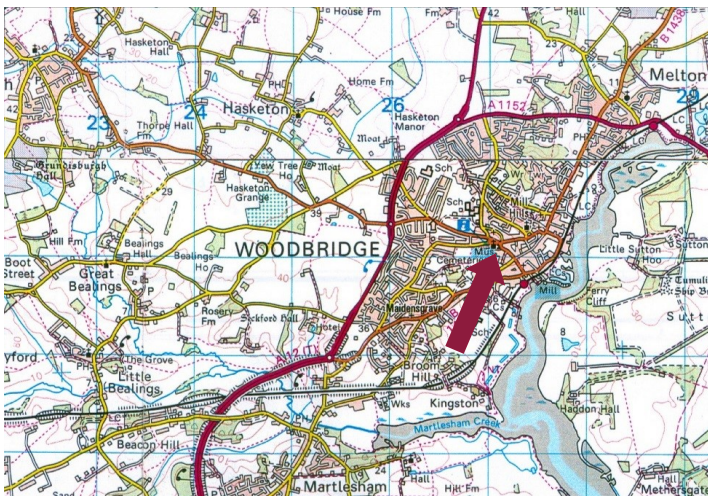
Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Viewings Strictly by appointment with the Agent.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

June 2024



Directions

From the A12 take the A1152 (Woods Lane) towards Melton. Proceed down into the village and turn right at the traffic lights. Follow this road into Woodbridge, turning left at the next traffic lights (adjacent to the Red Lion). At the next traffic lights proceed straight on and just before the Anchor Inn take the next right hand turn into Quay Street. The property will be found on the left hand side.

For those using What3words app:
 ///sweeper.professed.cuddled



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	57
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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