

EST.  1993

# JENNIE JONES

ESTATE AGENTS



83B Bredfield Road, Woodbridge, Suffolk, IP12 1JB.

GUIDE PRICE

£450,000

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; CLOAKROOM; KITCHEN; SPACIOUS SITTING ROOM WITH DINING AREA; TWO FIRST FLOOR DOUBLE BEDROOMS, ONE WITH EN-SUITE CLOAKROOM; FAMILY BATHROOM; TWO SECOND FLOOR BEDROOMS; FRONT AND ENCLOSED REAR GARDEN; TWO ALLOCATED PARKING SPACES.**

### **THE PROPERTY**

A deceptively spacious and beautifully presented semi-detached town house in a good residential area. The property has been well cared for by the current owners and consequently it is in very good condition throughout. The accommodation comprises an entrance door which opens to the hall. There is a cloakroom, stairs leading to the first and second floor accommodation and doors to the kitchen and sitting room. The kitchen is fully fitted with a good range of base and wall mounted units, shelving and work surfaces. There is a window to the front aspect, sink with mixer tap, plumbing for washing machine and dishwasher, water softener and fridge/freezer space. A wide opening leads to the spacious sitting room with dining area. There are windows to the side and rear aspects and double glazed French doors opening to the garden. Stairs from the entrance hall lead to the landing, with window to the front aspect a built in linen cupboard and door to the master bedroom. This bedroom has two windows to the rear aspect, built in wardrobe cupboards and an en-suite cloakroom with low level toilet and wash basin. The family bathroom has a window to the side aspect and comprises a separate shower cubicle, panelled bath, wash basin and toilet. There is a towel radiator and ceramic tiles to the walls and floor. Stairs from the landing lead to the second floor landing with doors to the two bedrooms. The bedroom at the rear is very spacious with two roof lights and a window to the side, fitted wardrobe cupboards and radiator. The front bedroom which is currently used as a study has a dormer window to the front and radiator. To the front of the property is a garden that is mainly shingle for ease of maintenance. There is an enclosed courtyard style garden to the rear with a pedestrian gate that gives access to the two allocated parking spaces.

An internal inspection of the property is strongly recommended in order to fully appreciate the high standard of accommodation offered.

### **LOCATION**

Woodbridge is a well served market town with a fine selection of shops and restaurants, theatre, swimming pool, doctors and dental surgeries and a railway station connecting to London, Liverpool Street via Ipswich. This popular riverside town lies on the river Deben and is renowned for its sailing facilities. Nearby schools include the highly regarded Abbey preparatory school and Woodbridge senior school as well as Farlingaye high school. Woodbridge has a rail station with rail line to London Liverpool Street via Ipswich.

**LOCAL AUTHORITY**

East Suffolk Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT  
01394 383789

**COUNCIL TAX BAND= D**

**SERVICES:** Mains water, electricity, drainage and gas are connected.

**VIEWING**

By appointment through Jennie Jones Estate Agents:

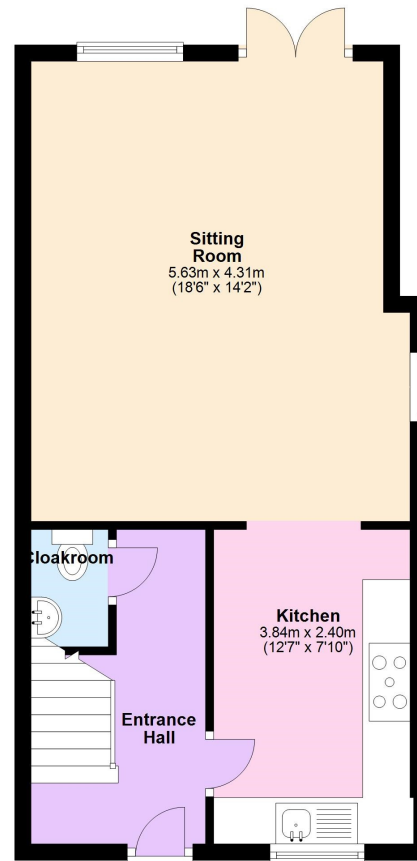
**SAXMUNDHAM OFFICE**(01728) 605511

email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING = C**

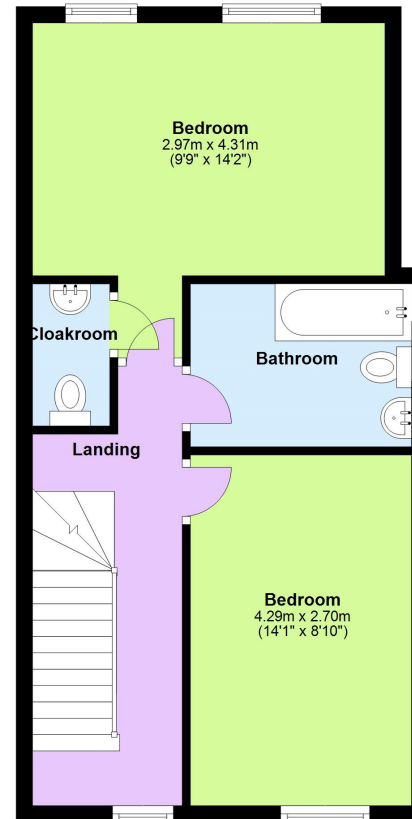
**Ground Floor**

Approx. 43.3 sq. metres (466.5 sq. feet)



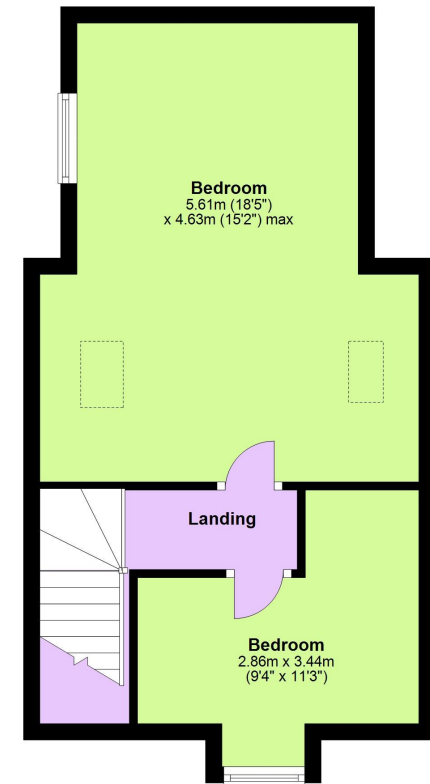
**First Floor**

Approx. 43.0 sq. metres (463.0 sq. feet)



**Second Floor**

Approx. 36.5 sq. metres (393.4 sq. feet)



Total area: approx. 122.9 sq. metres (1323.0 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

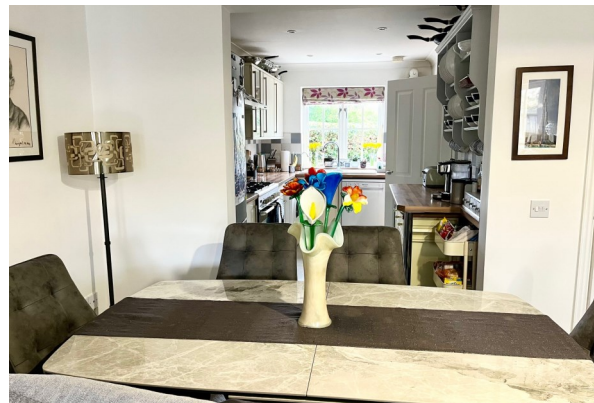
Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.











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