



Simons Road | | Woodbridge | IP12 1HQ

£350,000



MORTIMERS
OF WOODBRIDGE

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Mortimers of Woodbridge are pleased to offer for sale this two bedroom semi-detached house in a cul-de-sac location situated just over a mile from Woodbridge Town Center. The property is offered with No Onward Chain and benefits include Two Double Bedrooms, Two Reception Rooms, an En-Suite Bathroom to the Master Bedroom and a further Shower Room. Additional Benefits include a Garage and Driveway, providing off road parking for two vehicles and a recently fitted boiler.

The historic market town of Woodbridge is one of Suffolk's most desirable locations, offering a charming blend of character, riverside scenery and modern convenience. The town centre boasts a variety of independent

- No Onward Chain
- Two Double Bedrooms
- Cul-de-sac Location
- Two Reception Rooms
- En-Suite Bathroom
- Viewing Highly Recommended

Entrance Hall

Lounge

11'4" x 17'11" (3.45 x 5.47m)

Dining Room

15'0" x 13'0" (4.57 x 3.96m)

Kitchen

9'3" x 11'4" (2.81 x 3.45m)

Shower Room

Bedroom Two

13'4" x 17'3" (4.06 x 5.26m)

First Floor Landing

Bedroom One

8'10" x 11'4" (2.69 x 3.45m)

En-Suite Bathroom

Front Exterior

Rear Garden / Courtyard

Garage

9'0" x 16'11" (2.75 x 5.16m)

Outside



Total Area: 120.3 m² ... 1295 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band D
EPC Rating C

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