

A two bedroom unfurnished end terrace cottage within walking distance of the town centre and train station.



RENT

£950 PCM

Ref: R2272

Address

30 Kingston Road
Woodbridge
Suffolk
IP12 4AX



30 Kingston Road is a two bedroom end terrace cottage. Entrance hall, sitting room, kitchen, ground floor bathroom. Rear porch into courtyard. Two first floor bedrooms.

To let unfurnished on A Periodic Tenancy

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Locations

Kingston Road 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.

Woodbridge is best known for its outstanding riverside setting, and lies about eight miles to the north-east of the County Town of Ipswich. It offers a good choice of schooling in both state and private sectors, a wide variety of shops and restaurants, a cinema/theatre, railway station and marina. Woodbridge lies just eight miles to the north east of the County Town of Ipswich, with rail services to London Liverpool Street taking just over the hour.

The accommodation

Ground Floor

Entrance Hall

With a UPVC front door leading into the entrance hall. Staircase off to the first floor. Radiator.

Sitting Room 11'6" x 11'6" (3.35m x 3.35m)

A light room to the front of the property with radiator. TV point and window to front elevation.

Kitchen 11'6" x 9'10" (3.35m x 2.74m)

A range of wall and base unit, inset stainless steel sink with mixer taps, tiles splashback and roll top work surface. Electric ceramic hob-cooker, space for a fridge, plumbing for washing machine, radiator. Ceramic tile floor and lobby with door to rear. Window to the rear elevation.

Bathroom

Comprising a white suite, incorporating bath with shower over and glass shower screen, low level flush WC and wash hand basin. Extractor fan.

Stairs from the entrance hall leads to:

First Floor

Landing

With doors off to:

Bedroom One 15'7" x 8'7" (4.57m x 2.44m)

A spacious double room with built-in wardrobe, ornamental fireplace and radiator. Window to the front elevation.

Bedroom Two 6'5" x 12'5" (1.83mx 3.66m)

A spacious single bedroom with window to the front elevation and radiator.

Outside

To the rear of the property is a fully enclosed Courtyard area with a right of way across the neighbouring property for bicycle and bin access.

Although there is no allocated parking with the property, there is on road parking available.



Viewing Strictly by appointment with the agent.

Services All mains services connected. Gas fired central heating.

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

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

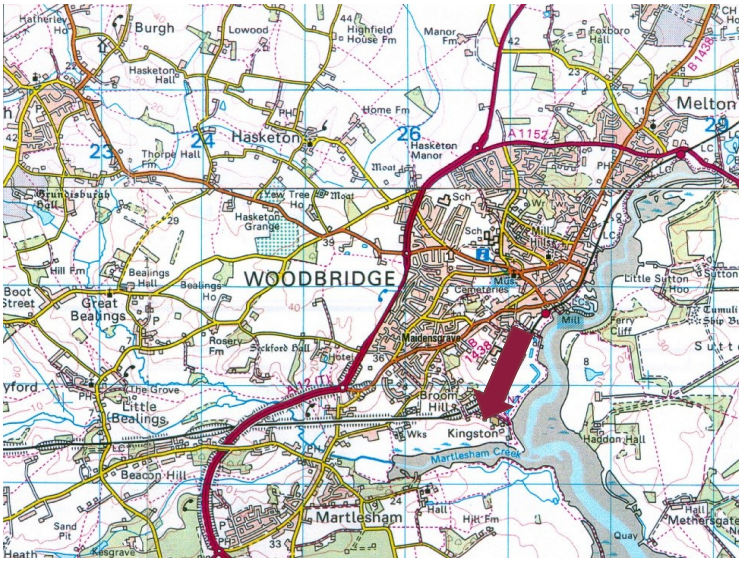
Council Tax Band B £1,882.63 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		90
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

April 2026



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 past the Anchor Inn and Leisure Centre and take the next right hand turn into Kingston Road. The property will be found on the corner on the left hand side. Parking is available on the road immediately outside the property when available.

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