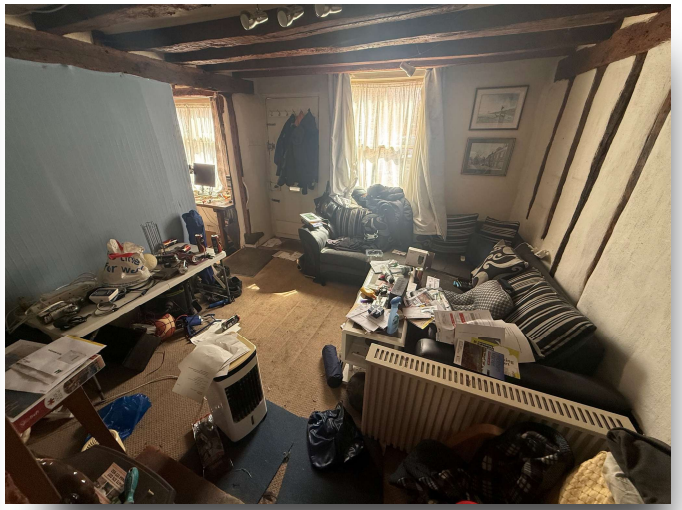






High Street, Wickham Market, Woodbridge, IP13 0QY

william
h brown

welcome to

High Street, Wickham Market, Woodbridge

We are acting in the sale of the above property and have received an offer of £167,500 on the above property.
Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Lounge
13' 3" x 11' 3" (4.04m x 3.43m)
Lounge area leading to cellar, bathroom and kitchen.

Dining Room
16' 7" 1 x 8' 4" 2 (5.05m 1 x 2.54m 2)
Dining room leading on to kitchen, windows to front of property.

Kitchen
10' 1" 3 x 12' 2" 0 (3.07m 3 x 3.71m 0)
Windows to rear of property, entrance to lounge, dining room and utility space.

Master Bedroom
19' 7 x 9' 9" 9 (5.79m 7 x 2.97m 9)
Double glazed widow to the rear and doors leading to bedrooms two and three.

Bedroom Two
11' 1" 2 x 10' 2" 7 (3.38m 2 x 3.10m 7)
Door leading to master bedroom, double glazed window to the rear.

Bedroom Three
16' 6" 6 x 7' 1" 9 (5.03m 6 x 2.16m 9)
Double glazed window to the front door leading to master bedroom.

Agents Note
146 High Street, Wickham Market, IP13 0QY

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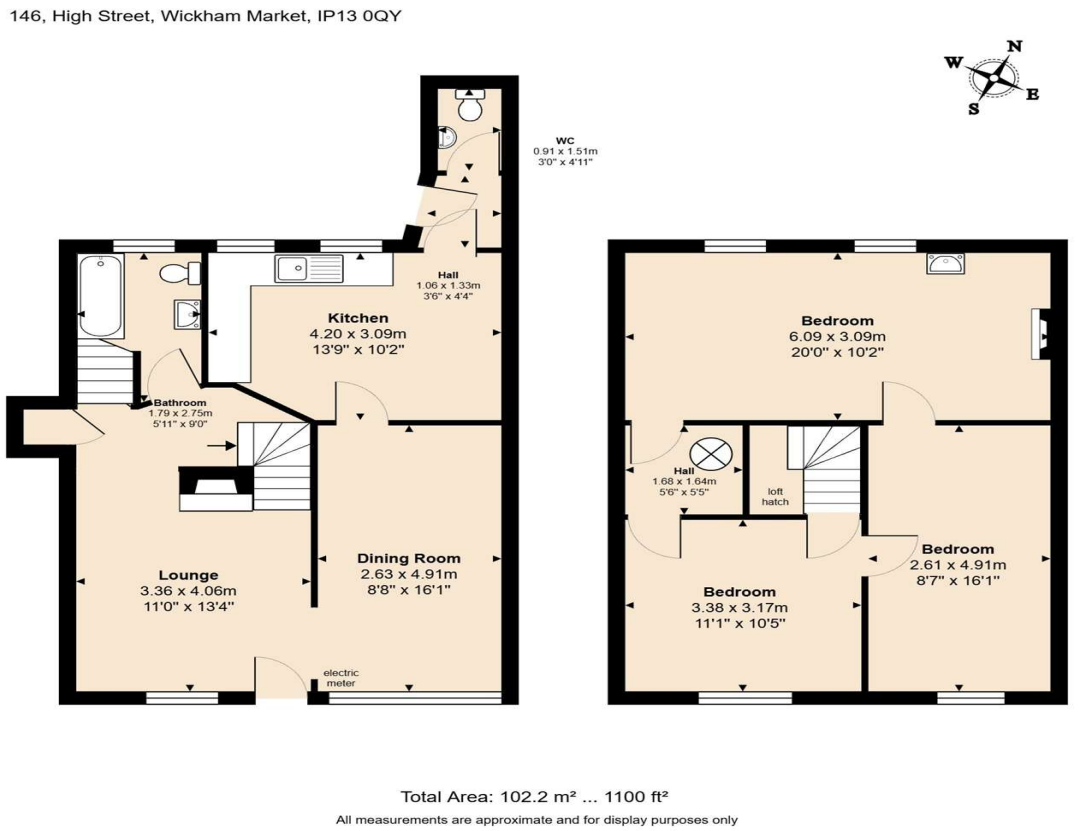
welcome to

High Street, Wickham Market, Woodbridge

- Project Opportunity
- Three Bedrooms
- Two Reception Rooms
- Cellar
-

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£165,000



Total Area: 102.2 m² ... 1100 ft²
All measurements are approximate and for display purposes only

view this property online williamhbrown.co.uk/Property/FLH105815

The Property Ombudsman

Property Ref:
FLH105815 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01728 723923

Framlingham@williamhbrown.co.uk

26 Market Hill, Framlingham, WOODBRIDGE, Suffolk, IP13 9AN

williamhbrown.co.uk