Charles Wright
PROPERTIES

Selling Properties the Wright Way



18 Kingston Road

Woodbridge, IP12 4AX

Guide price £265,000

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Description

A characterful two/three bedroom mid-terrace cottage in a sought-after location in Woodbridge. This appealing red-brick period cottage sits in a pleasant residential street within easy reach of everything Woodbridge has to offer. The property combines traditional charm with practical accommodation and a private rear garden, making it ideal for a couple, first-time buyers, or those seeking a low-maintenance home in this popular riverside market town. The accommodation is arranged over two floors, with a sociable arrangement of living spaces at ground level. The sitting room retains much of the home's period character, with exposed beams and a feature fireplace forming a natural focal point. This flows into the adjoining dining area, while a practical galley-style kitchen sits beyond, providing access towards the rear.

A modernised shower room completes the ground-floor accommodation, combining contemporary fittings with the cottage's traditional feel.

Upstairs, the principal bedroom is a well-proportioned double room positioned to the front of the house. The generous landing could be turned into a third bedroom or kept as a large office space. A second bedroom sits to the rear and would work equally well as a guest room or nursery.

Location

Kingston Road is ideally situated just a short walk from Woodbridge town centre, with its independent shops, cafés, restaurants, Market Hill and historic Thoroughfare. Woodbridge railway station (East Suffolk Line, with connections to Ipswich and London Liverpool Street) is an 8 minute walk, as is the River Deben, the Tide Mill, quayside and marina.

The aerial views highlight the attractive setting overlooking the town and river, with Kingston Field and local amenities nearby. Woodbridge is consistently ranked among the best places to live in East Anglia, offering a vibrant community, excellent schools, and easy access to the Suffolk Heritage Coast, Sutton Hoo and the wider countryside.

Sitting/dining room

18'10 x 12'08 (5.74m x 3.86m)

Original sash window to front, feature fireplace, two understairs storage cupboards, radiator and carpet flooring.

Kitchen

8'10 x 5'04 (2.69m x 1.63m)

Window and door to rear, Velux window, pine eye level and base units with worktops above, plumbing for a washing machine, space for an under counter fridge and oven, exposed brick wall and flooring.

Shower room

7'07 x 5'05 (2.31m x 1.65m)

Window to rear, walk in double shower cubicle, white gloss vanity unit with wash basin, low level wc, heated chrome radiator and tiled flooring.

Bedroom one

11' x 10'05 (3.35m x 3.18m)

Sash window to front, radiator, fireplace, two fitted cupboards and carpet flooring.

Bedroom two

8'x 6'04 (2.44mx 1.93m)

Window to side, radiator and carpet floor.

Landing study/bedroom

8'02 x 8'01 (2.49m x 2.46m)

Window to rear, airing cupboard, radiator and carpet flooring.

Outside and gardens

The property benefits from a private rear garden accessed from the kitchen. Currently with a paved path, raised beds, brick steps and a workshop measuring 13'06 x 11'07, it offers excellent potential to create a charming outdoor space. The garden is enclosed and enjoys a quiet south facing aspect.

Services

We understand mains electric, gas, drainage and water are connected to the proerty.

Epc rating: D
Council tax band: B
Tenure: freehold
Council: East Suffolk





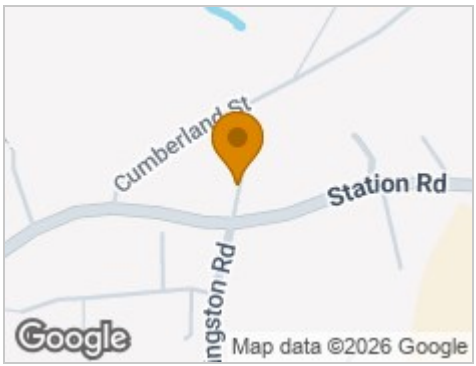








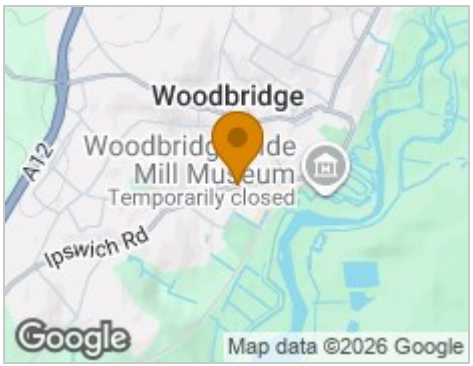
Road Map



Hybrid Map



Terrain Map



Floor Plan

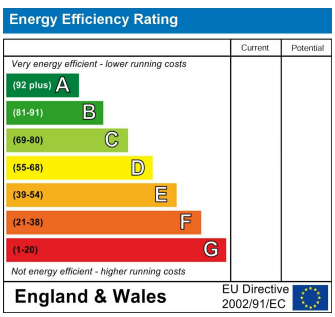


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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