



Flat 3, 87 Cobbold Road, Woodbridge, Suffolk, IP12 1HA

A ground floor bedsit apartment, located on the outskirts of the popular town of Woodbridge.

Guide Price £95,000 Leasehold

P7964/MC



Summary

Open plan sitting room/bedroom with kitchen off, study/dressing room and shower room. Communal garden.

Location

The property is located on the outskirts of the popular town of Woodbridge. Woodbridge was voted one of the happiest places to live in 2024 and is probably best known for its outstanding riverside setting, but the town also offers a wide variety of shops and restaurants. Recreational facilities include sailing on the River Deben, a number of well regarded local golf clubs, including Woodbridge Golf Club, which was founded in 1893, a cinema, as well as a wonderful network of footpaths. Woodbridge also benefits from rail links to Ipswich, where Inter City rail services to London's Liverpool Street station take just over the hour. The popular Heritage Coastline destinations of Orford and Aldeburgh are approximately 10 miles and 15 miles respectively. The County Town of Ipswich is approximately 10 miles to the south-west. The A12 trunk road, which links the north and the south of the county, is also a short distance to the west.

Description

Flat 3, 87 Cobbold Road is a ground floor bedsit apartment comprising an open plan sitting room/bedroom with kitchen off, study/dressing room and shower room. The property has electric night storage heating throughout and is being sold with a lease of 167 years which was extended in April 2023.

A door opens to a communal entrance hall, from where access is gained to Flat 3. The front door opens into the open plan sitting room/bedroom with kitchen off, which has windows overlooking the front of the property. The kitchen is fitted with a matching range of wall and base units with an integrated four ring hob, oven with extractor hood above, and stainless-steel sink. There is also space and plumbing for a washing machine.

From the sitting room/bedroom, a door leads through to the study/dressing room which measures approximately 9'2 x 7'5. A further door opens into the shower room which has two obscured glazed windows to the side of the property and comprises a WC, handwash basin and an electric shower with tiled surround and an extractor fan. There is also a built-in airing cupboard which houses the hot water cylinder.

Outside

To the rear there is a communal garden area that is maintained by the management company. There is one allocated parking space for the flat.



Management Company

There is a Management Company in place that oversees the maintenance of the communal areas. We understand that the day to day management is undertaken by FirstPort, who collect and administer the service charge every year. The current annual payment is approximately £300.

Directions

Leaving Wickham Market and heading south on the A12 towards Woodbridge, go straight over the first roundabout. Continuing on the A12, take the slip road almost immediately on the left into Haugh Lane. Take the right hand turning onto Cobbold Road. Keep bearing right and the property will be found at the end of the road on the left hand side.

For those using the What3Words app: [///vertical.silver.sharpened](#)

Viewing Strictly by appointment with the agent.

Services Mains electricity, water and drainage. Electric night storage heaters.

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>

EPC Rating = D (Copy available from the agents upon request).

Council Tax Band A: £1,613.68 payable per annum 2026/2027

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









NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

September 2026

Flat 3, 87 Cobbold Road, Woodbridge

Approximate Gross Internal Area = 25.7 sq m / 277 sq ft

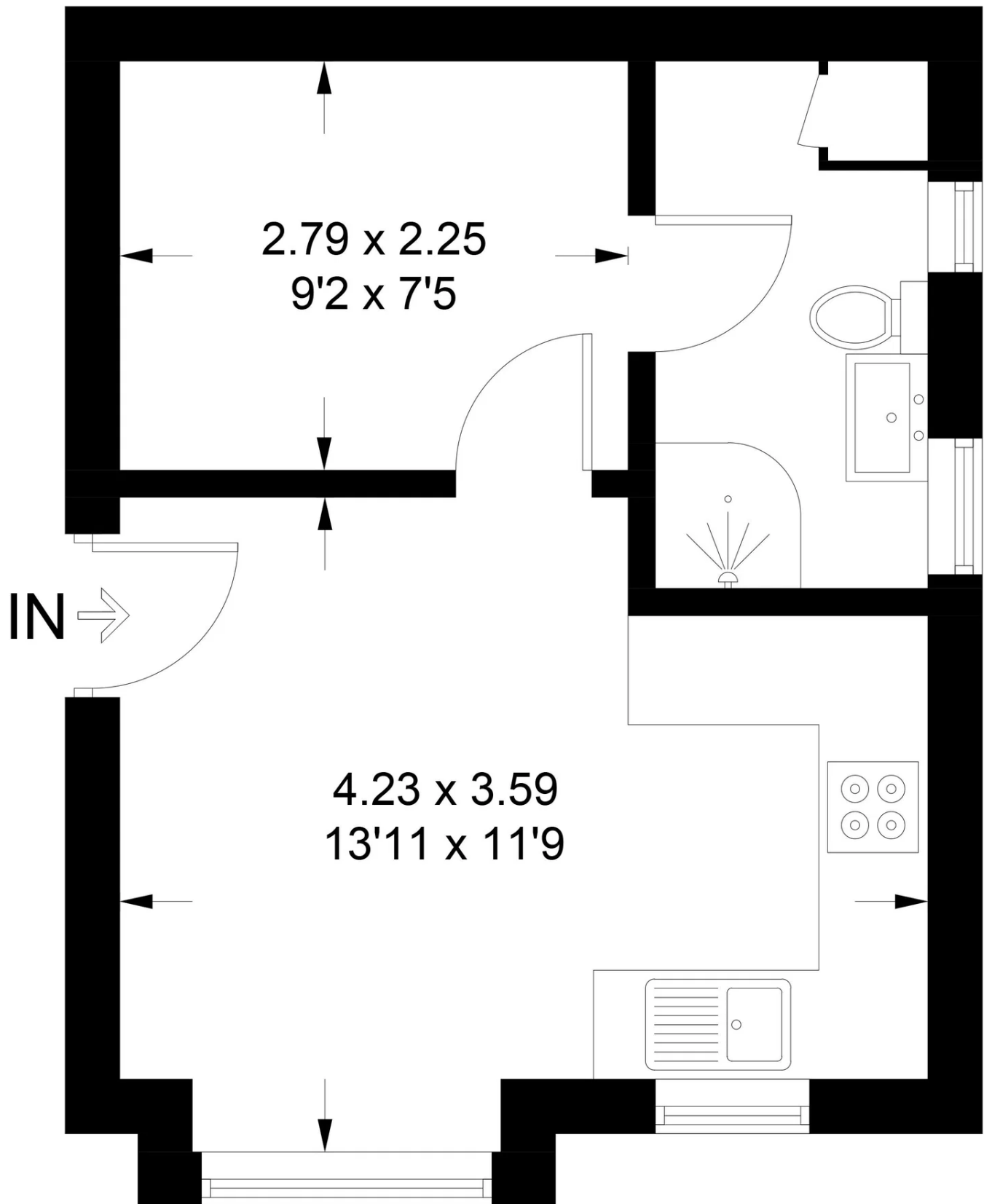


Illustration for identification purposes only, measurements are approximate,
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