



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**COBBOLD ROAD, WOODBRIDGE, IP12 1HA**

**TENURE : LEASEHOLD**

**GUIDE PRICE £150,000**

- First Floor Maisonette
- Living Room
- Bathroom
- One Bedroom
- Kitchen
- Allocated Parking



## Entrance Hall

With stairs off to the first floor.

## Living Room *4.88m x 2.82m (16' x 9' 3")*

Replacement gas heater, secondary glazed window to the front, and doors to the bedroom and to the inner lobby, which has doors to the bathroom and the ...

## Kitchen *3.05m x 1.70m (10' x 5' 7")*

Fitted with a range of wall and base units, work surfaces over, oven, gas hob and cooker hood, tiled splashbacks, inset stainless steel sink/drainers unit and window to the front.

## Bedroom *3.63m x 3.30m (11' 11" x 10' 10")*

With window to rear aspect and built-in wardrobe.

## Bathroom

Fitted with a three-piece-suite comprising bath, wash basin and WC.

## Outside

There's a small garden laid to grass and a further small triangular patch on the opposite corner of the turning area, and an allocated parking space.

## Lease Details

GROUND RENT £142 per year (Ask agent about the review period) ANNUAL SERVICE CHARGE £34



## THE PROPERTY & LOCATION

A first floor flat maisonette within a popular no-through road position in Woodbridge. The property has its own entrance and stairwell with a well-proportioned living room, double bedroom, kitchen and bathroom. There's allocated parking and fantastic potential for a first-time buyer.

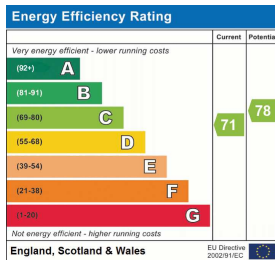
The historic, picturesque town of Woodbridge lies on the banks of the River Deben and is popular with sailing enthusiasts and those wishing to enjoy the pace of life that a Suffolk, Market Town has to offer. Cobbold Road is ideally situated for local amenities and services including shops and schools. It's also great for access into the Town Centre or out of the town on the A12 to Ipswich and beyond.



TO ARRANGE A VIEWING OF THIS PROPERTY OR  
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Address: Cobbold Road, Woodbridge, IP12 1HA

**Council Tax Banding : A**

**Service Charge: 34 pa**

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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