

CORNERSTONE
RESIDENTIAL ESTATE AGENTS

OBSERVERS ROAD, WICKHAM MARKET, IP13 0FD

TENURE : FREEHOLD

GUIDE PRICE £290,000

- Semi-detached house
- Open-Plan Living Area
- Gas Heating & Double-Glazing
- Two Double Bedrooms
- Beautifully Presented
- No Onward Chain

THE ACCOMMODATION







Hall
With stairs off to the first floor, and doors to the...

Cloakroom
Fitted with WC and wash basin.

Living Room *4.71m x 4.54m (15' 5" x 14' 11")*
An open plan living area with understairs storage cupboard, window and glazed double doors overlooking and giving access to the garden, and open to the...

Kitchen *2.97m x 2.27m (9' 9" x 7' 5")*
Fitted with a range of wall and base cabinets with work surfaces over, integrated fridge/freezer, dishwasher and washing machine, electric oven, gas hob and cooker hood, inset sink/drainer unit, wall-mounted boiler and window to front aspect.

Landing
With window to side aspect and doors to...

Bedroom One *3.87m x 3.25m (12' 8" x 10' 8")*
A good-sized principle bedroom with built-in double wardrobe and an...

En-suite Shower Room
Fitted with a shower enclosure, WC and wash basin.

Bedroom Two *2.96m x 2.39m (9' 9" x 7' 10")*
With window to rear aspect and built-in wardrobe.

Bathroom
Fitted with a WC, wash basin and panelled bath.

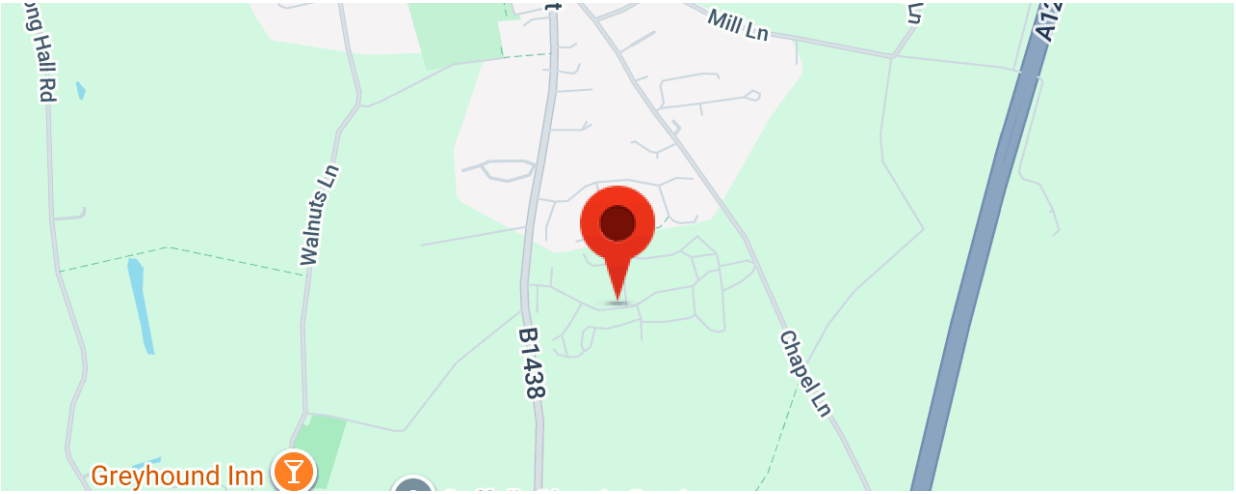
Outside
To the front of the property is a small front garden with planting beds and a path to the front door. The south-facing rear garden has two patios, lawn, planting beds and a shed. There's off-road parking to the rear for two cars.

THE PROPERTY & LOCATION

A beautifully presented semi detached home within the recently built Wickham Gate development. The accommodation comprises an entrance hall, cloakroom, open-plan living area with well-appointed kitchen, two double bedrooms, an en-suite shower room and a bathroom. There's off road parking for two cars, a pleasant garden and no onward chain. Wickham Market is a large village with an excellent range of amenities on offer including a range of shops, restaurants, doctors surgery, library, dentist, a primary school and a church. The A12 is within easy reach, along with Woodbridge, and there's a mainline railway station at Campsea Ashe and regular bus services to Ipswich and Aldeburgh.







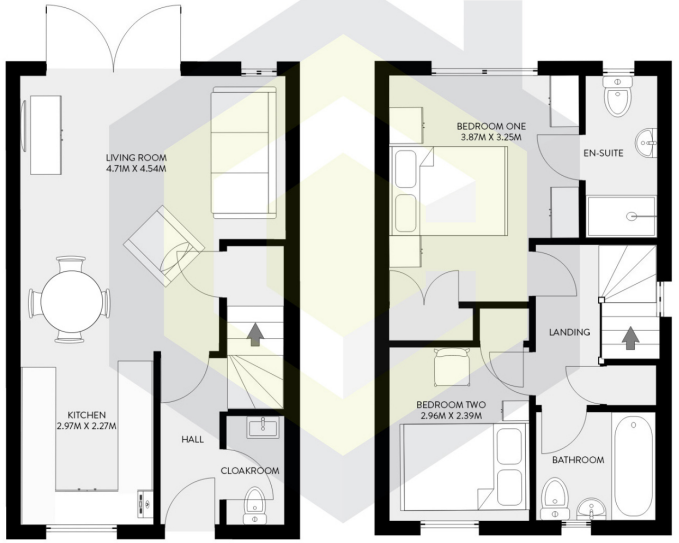
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710 Sq. Ft

TO ARRANGE A VIEWING OF THIS PROPERTY OR

TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000

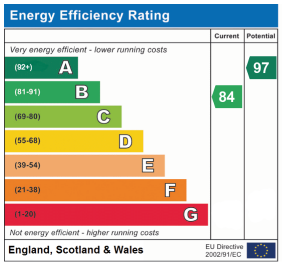


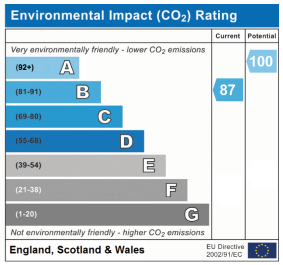
While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.

CORNERSTONE









Address: Wickham Market, IP13

Council Tax Banding : C

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

42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU

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CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES
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Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given