



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

WARWICK AVENUE, WOODBRIDGE, IP12 1JX

TENURE : FREEHOLD

OFFERS OVER £250,000

- Popular Location
- Large Garden
- Gas Central Heating
- Three Bedrooms
- Off Road Parking
- Double-Glazed Windows

THE ACCOMMODATION



Entrance Lobby

With stairs off to the first floor and door to the...

Living Room *4.08m x 3.38m (13' 5" x 11' 1")*

With feature fireplace, window to front aspect, understairs storage cupboard and door to the...

Dining Area *3.40m x 2.36m (11' 2" x 7' 9")*

With door to the bathroom and open to the...



Kitchen *2.87m x 2.67m (9' 5" x 8' 9")*

Wall and base cabinets, work surfaces, electric cooker point, inset sink/drain unit, plumbing for washing machine, wall-mounted boiler, window to rear aspect and door to the rear lobby which has a door to the garden and to the WC.

Bathroom

With wash basin and bath, window to rear aspect and cupboard housing hot-water cylinder.



First Floor Landing

With doors to...

Bedroom One *4.15m x 2.86m (13' 7" x 9' 5")*

With two windows to front aspect.

Bedroom Two *3.01m x 2.43m (9' 11" x 8')*

With window to rear aspect.

Bedroom Three *2.60m x 2.10m (8' 6" x 6' 11")*

With window to rear aspect.

Outside

To the front of the property is a driveway providing off road parking. The rear garden has a patio area, shed and lawn with planting beds, mature shrubs and fencing to boundaries.

THE PROPERTY & LOCATION

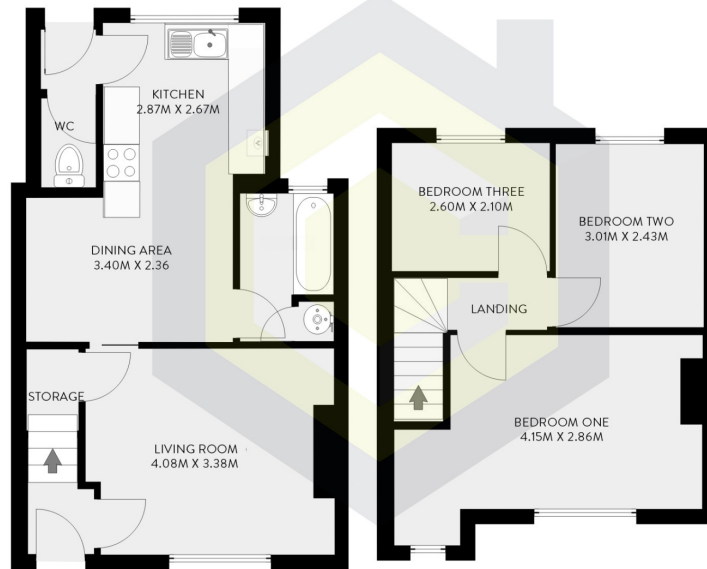
A mid-terraced home situated in a popular residential area within Woodbridge. The accommodation comprises an entrance lobby, living room, kitchen/diner, bathroom and separate WC and three bedrooms. There's a generous garden, off road parking, gas central heating and double-glazed windows.

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. The town has a fantastic range of boutique and national chain shops, cafes and restaurants, and excellent schools in both the private and public sectors.



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.



Council Tax Banding : B

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

T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK

CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES

REGISTERED NUMBER: 9421778

REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU

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