



**St. Johns Street, Woodbridge IP12 1EB**

**welcome to**

**St. Johns Street, Woodbridge**

Centrally located for the town's wide range of shopping and recreational facilities, this attractive Grade II Listed townhouse offers versatile accommodation over three floors, plus a useful basement storage area.



### **Entrance Hall**

Exposed floorboards, stairs to the first floor, radiator, basement access under the stairs.

### **Basement**

With limited head height. This is used as a storage area. Light connected.

### **Utility Room / Wc**

10' 1" Max. x 7' 5" Max. ( 3.07m Max. x 2.26m Max. )

Window to the rear, floor standing boiler, low level WC, pedestal wash hand basin with splashback, plumbing for washing machine.

### **Kitchen**

16' 9" x 9' 4" ( 5.11m x 2.84m )

Windows to the side and rear, stainless sink with drainer and mixer tap, Iroko wood worktops and upstand, open shelving, Neff oven and 5 ring hob with extractor hood over, fitted fridge/freezer, inset ceiling spotlights, door to side to the garden, feature wall lights, two ornate radiators,

### **Dining Room**

10' 9" Max. x 16' 10" Max. ( 3.28m Max. x 5.13m Max. )

Two windows to the front, exposed floorboards, pendant lighting, 2 ornate radiators, fireplace with tiled hearth, feature bookcase with glass doors to either side.

### **First Floor Landing**

Window to the side, under the stairs cupboard, exposed floorboards, pendant lighting over the stairwell, stairs to the second floor.

### **Living Room / Bedroom Two**

16' 11" Max. x 10' 9" Max. ( 5.16m Max. x 3.28m Max. )

Two windows to the front, 2 ornate radiators, chimney with inset log burner and inset book shelves to either side, exposed floorboards.

### **Bedroom Three**

16' 9" Max. x 9' Max. ( 5.11m Max. x 2.74m Max. )

Two windows to the side, window to the rear, built-in wardrobes, ornate radiator.

### **Family Bathroom**

Window to the rear, low level WC, bidet, pedestal wash hand basin, tiled splashback, shelves over the bath, part tiled walls, radiator, airing cupboard housing the hot water tank.

### **Second Floor Landing**

Access to...

### **Second Floor Landing**

Window to fourth bedroom, access to

### **Master Bedroom**

10' 10" x 15' 8" ( 3.30m x 4.78m )

Two radiators, 2 windows to the front, fitted wardrobes, exposed floorboards, electric radiator.

### **Second Bathroom**

Window to the rear, low level WC, pedestal wash hand basin, with splashback, shelved storage cupboard, bath with tiled surround, exposed floorboards.

### **Bedroom Four**

10' 6" Max. x 9' 10" Max. ( 3.20m Max. x 3.00m Max. )

Windows to the side and rear, electric radiator, window into the second floor landing.

### **Outside**

There is a walled courtyard garden to the rear, with shrub borders. Gated rear access to the alleyway.



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## St. Johns Street, Woodbridge

- Central Location
- Grade II Listed Townhouse
- Walking Distance of Amenities
- Move In Ready
- Versatile Accommodation

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: E

**£475,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WBG109185 - 0004

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