



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

WOODBIDGE, IP12

TENURE : FREEHOLD

GUIDE PRICE £375,000

- Three Bedroom Home
- Large Living Room
- Gas Central Heating
- Superb Location
- Solar Panels
- Garage & Parking

THE ACCOMMODATION



Bedroom Three 107" x 86" (8' 11" x 7' 2")

With window to rear aspect.

Bathroom

Fitted with a three-piece suite comprising WC, wash basin and panelled bath with shower over, tiled splashbacks and window to front aspect.

Outside

The property is situated in an elevated position from the road, with a pathway leading up around the front garden, which is grassed with planting beds, to the front door. There's side pedestrian access to the back garden, which is terraced. There's an attractive decking area immediately to the back of the house, and then a patio with steps leading up through the levels of planting beds to another higher level patio, with a shed. There's a variety of well established shrubs and hedges, and a further set of steps that lead to an opening straight on to the cemetery behind. There's a garage with an up-and-over door and a parking space in front.



Hall

A welcoming hallway with built-in storage, stairs off to the first floor and doors to...

WC

Fitted with WC and wash basin.

Kitchen 12' 5" x 7' 5" (3.78m x 2.26m)

Fitted with a range of wall and base units with work surfaces over, inset sink/drain, electric oven, hob and cooker hood over, plumbing for washing machine, window to front providing a pleasant view towards the Alms Houses.

Living Room 17' 3" x 16' 6" (5.26m x 5.03m)

A spacious living room with understairs storage, feature fireplace, window to rear aspect and glazed double doors overlooking and giving access to the garden.

Landing

With built-in storage, and doors to...

Bedroom One 16' 3" x 8' 11" (4.95m x 2.72m)

A generously proportioned double bedroom with built-in wardrobe and window to rear aspect.

Bedroom Two 11' 5" x 8' 11" (3.48m x 2.72m)

Another large double room with built-in wardrobe and window to front aspect.

Solar Panels

The solar panels are owned outright and full ownership will be signed over to the purchaser of the property. The income received in the 12 months from the start of July 2025 to the end of June 2026 amounted to £764. There's reduced bills during sunlight hours and water heating is also solar assisted.



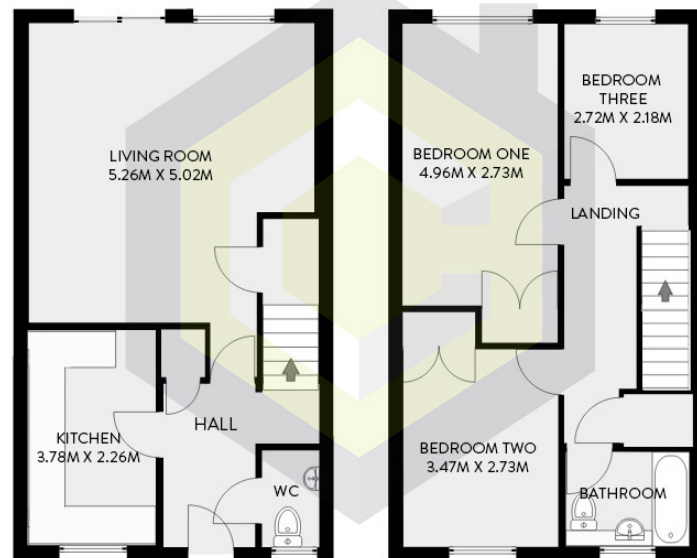
THE PROPERTY & LOCATION

A well presented and spacious home occupying an elevated position on a popular road with a pleasant outlook toward the Alms Houses in Seckford Street. The accommodation comprises an entrance hall, cloakroom, kitchen, living room, three good-sized bedrooms and a bathroom. There's solar panels providing a reduced bill benefit and income, and a garage with a parking space.

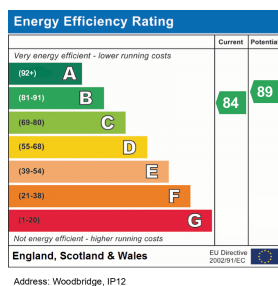
The historic, picturesque town of Woodbridge lies on the banks of the River Deben and is popular with sailing enthusiasts and those wishing to enjoy the pace of life that a Suffolk, Market Town provides. Bridgewood Road is close to the centre of Woodbridge, near Fen Meadow and within close proximity to the schools, wide range of shops, cafes and restaurants the town has to offer.



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.



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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Disclaimer

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