

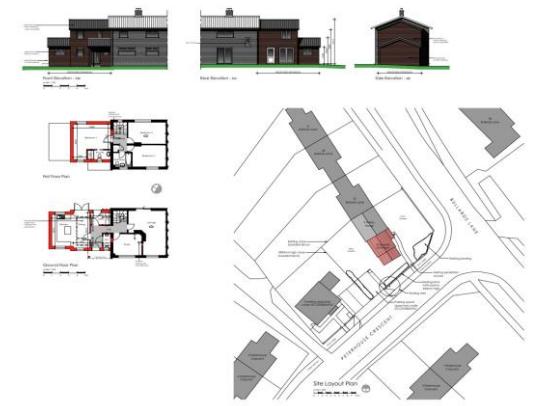


**Bullards Lane, Woodbridge IP12 4HE**

**welcome to**

## **Bullards Lane, Woodbridge**

Offered for sale with no onward chain, this two bedroom semi-detached benefits from Planning Permission to extend to three bedrooms.



## **Entrance Hall**

Door to rear and door to utility room.

## **Lounge**

14' 11" Max. x 18' 9" Max. ( 4.55m Max. x 5.71m Max. )

Window to front with radiator under, patio door to rear.

## **Kitchen**

11' 2" Max. x 9' 1" Max. ( 3.40m Max. x 2.77m Max. )

window to front, drainer sink with mixer tap, range of wall and base mounted units with worktop over, built-in cupboard, pantry cupboard, space for appliances,

## **Utility Room**

6' x 8' 6" ( 1.83m x 2.59m )

Windows to front and side, wall mounted boiler.

## **First Floor Landing**

Two cupboards, loft hatch, window to side. Doors to...

## **Bedroom One**

15' 1" Max. x 9' 2" ( 4.60m Max. x 2.79m )

Window to rear with radiator under.

## **Bedroom Two**

9' 2" x 15' 1" ( 2.79m x 4.60m )

Window to front with radiator under.

## **Bathroom**

Part tiled walls, bath with shower over, radiator, low level WC, pedestal wash hand basin, obscure glazed window to front.

## **Outside**

To the rear the garden is mainly laid to lawn, and is planted with a selection of mature shrubs.



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welcome to

## Bullards Lane, Woodbridge

- Planning Permission Granted to Extend
- Ideal Investment Opportunity
- In Need of Some Updating
- Large Garden
- Quiet Residential Location

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £250,000



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Property Ref:  
WBG109302 - 0003



Please note the marker reflects the postcode not the actual property

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