



**Ransom Road, Woodbridge**

Woodbridge

Guide Price

**£350,000**



**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

A fantastic opportunity to acquire a three bedroom detached bungalow in need of refurbishment with large garden and potential for further development (subject to planning permission). Located under a mile from the centre of Woodbridge on a no-through road with easy access to the A12.

**LOCATION:** The bungalow is located on a no-through road leading to Farlingaye High School, less than a mile to the centre of Woodbridge. Woodbridge is a highly sought-after market town, renowned for its blend of historic charm, riverside setting, and vibrant community atmosphere. Situated along the banks of the River Deben, The town centre features an attractive mix of independent boutiques, cafes, restaurants, and well-known retailers, creating a lively yet welcoming environment. Woodbridge is particularly noted for its thriving food scene, with a variety of pubs, delicatessens, and eateries showcasing local produce. The area is especially popular with families thanks to its excellent range of schooling with well-regarded options in the state and private sector. Leisure opportunities are abundant, with sailing on the River Deben, golf courses, and nearby countryside and coastal walks all easily accessible. Transport links are convenient, with a railway station providing connections to Ipswich, from where direct services to London Liverpool Street are available, making it an appealing location for commuters seeking a balance between town and country living.

**RANSOM ROAD - INTERIOR:** A porch leads into the entrance hall. To the left and right are two bedrooms both with large windows to the front. The kitchen has a range of wall and base units with space and plumbing for a washing machine and dishwasher, there is a gas fire, radiator and Velux windows along with a window and door leading into the sun room. There is a bathroom with bath, wc, basin and window to the rear. Along the hall is a further bedroom with a window to the side and a cloakroom with wc and basin. The living room is a more modern extension to the rear of the bungalow, there is a gas fire, windows to the side and sliding patio doors leading out to the rear garden.

**RANSOM ROAD - EXTERIOR:** To the front of the property is a driveway with parking for 2 cars and there is a front garden mainly laid to lawn in front of the house. To the left of the house is a large area of lawn with established hedging which could provide scope for additional development (subject to planning).

The rear garden is very overgrown with a large selection of outbuildings and sheds, some are fairly substantial but most are in a state of disrepair. The grounds are currently heavily overgrown, which may restrict clear visibility of the boundaries. The plot is understood to be broadly triangular in shape, tapering to a narrower section beyond the rear of the property.

The property has a frontage width of 113ft and overall depth of 170ft. We understand the plot is roughly 0.275 of an acre (sts).



**TENURE** - The property is freehold and vacant possession will be given upon completion.

**LOCAL AUTHORITY:** East Suffolk

Tax Band: D

EPC: D

Postcode: IP12 4JU

**What3Words:** ///rosette.hasten.propelled

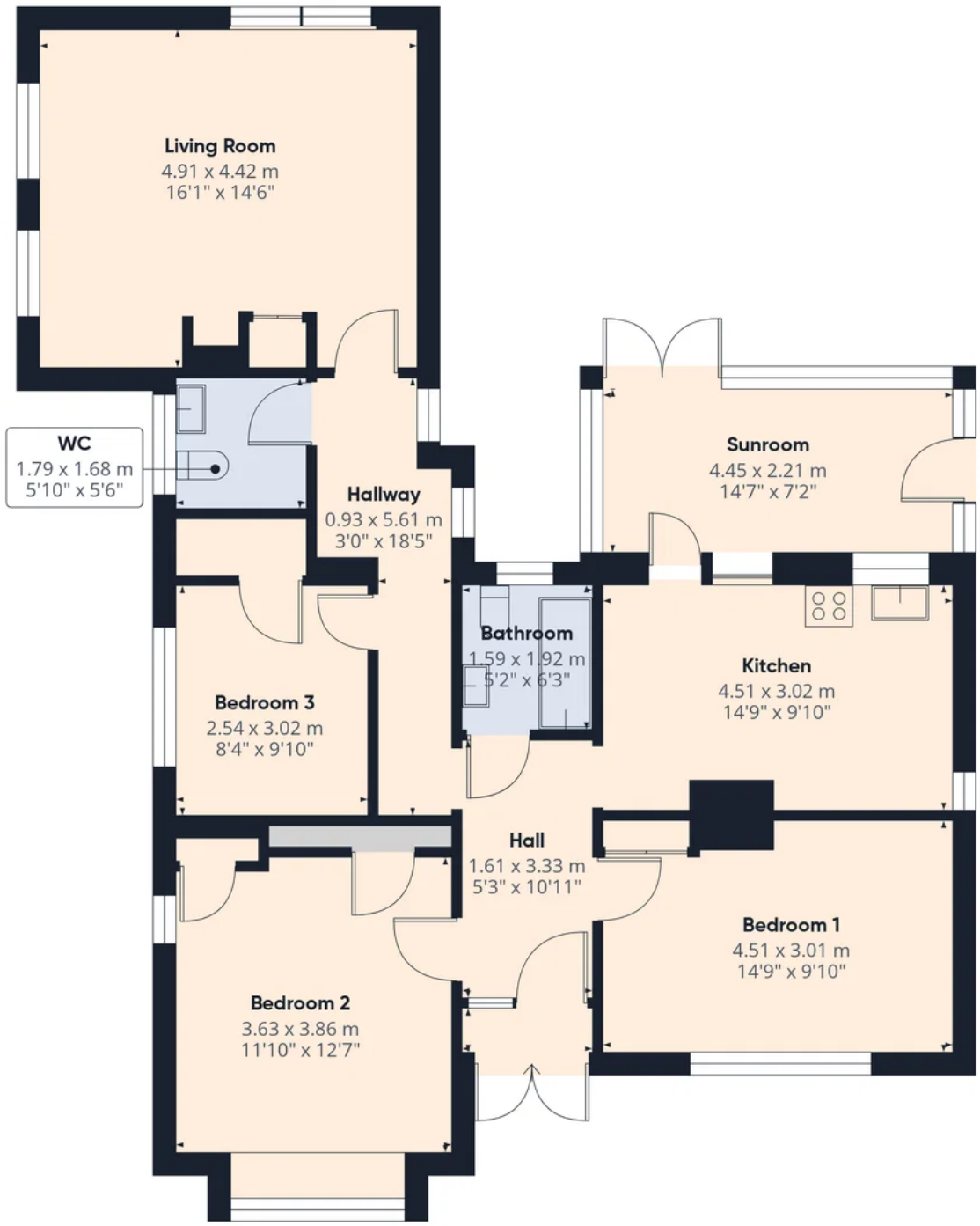
**SERVICES** - Gas fired central heating, mains drains, water and electricity. Partially double glazed.

**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.

- Please note this is a probate sale and probate has been granted.
- The property is understood to be affected by structural movement; however, the full extent and any ongoing implications have not been established. Prospective purchasers are advised to make their own enquiries and obtain an independent survey prior to proceeding.





**Approximate total area<sup>(1)</sup>**

102.3 m<sup>2</sup>  
 1100 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
 3C standard. Measurements are  
 approximate and not to scale. This  
 floor plan is intended for illustration  
 only.

**GIRAFFE360**

