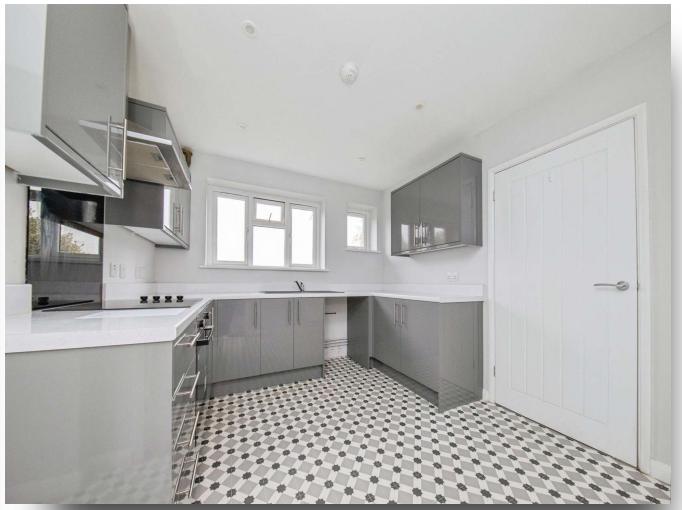






Woodbridge Road, Sutton, Woodbridge, IP12 3EA

william h brown

welcome to

Woodbridge Road, Sutton, Woodbridge

A two bedroom semi-detached bungalow offered with no onward chain. The property is situated in a quiet position and offers parking and a large garden.

Lounge/ Diner
Two double glazed windows to front aspect and one double glazed window to the side aspect. TV and phone point. Radiator.

Kitchen
Two double glazed windows to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Integral oven and induction hob. Integral washing machine. Space for washing machine. Tile effect flooring. Spotlights.

Utility Room
Double glazed door to rear aspect. Tile effect flooring. Fitted with a range of matching wall and base units over areas of work surface. Spotlights.

Inner Hall
Access to loft.

Shower Room
Double glazed opaque windows to rear aspect. Suite comprising low level WC, vanity wash hand basin with chrome mixer tap and corner shower. Heated towel rail. Tile effect flooring.

Bedroom One
Double glazed window to front aspect. Radiator

Bedroom Two
Double glazed window to rear aspect. Radiator

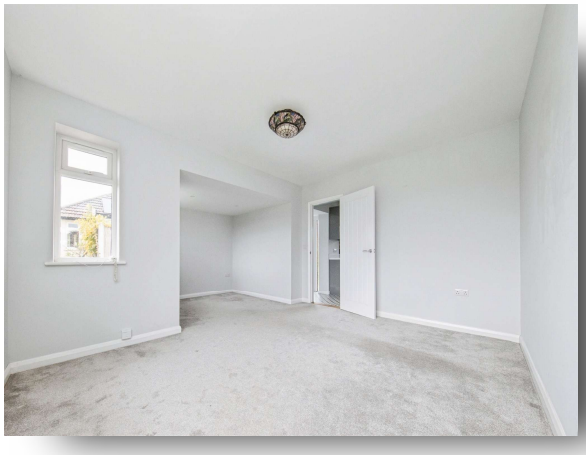
Rear Garden
The unoverlooked rear garden commences with a patio area, with the remainder being predominantly laid to lawn with mature flower beds. Greenhouse. Side access.

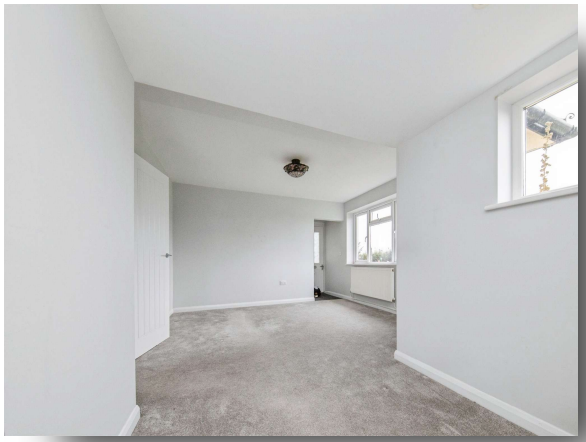
Front Garden
The front garden is predominantly laid to lawn with a pathway leading to the front door. Parking space.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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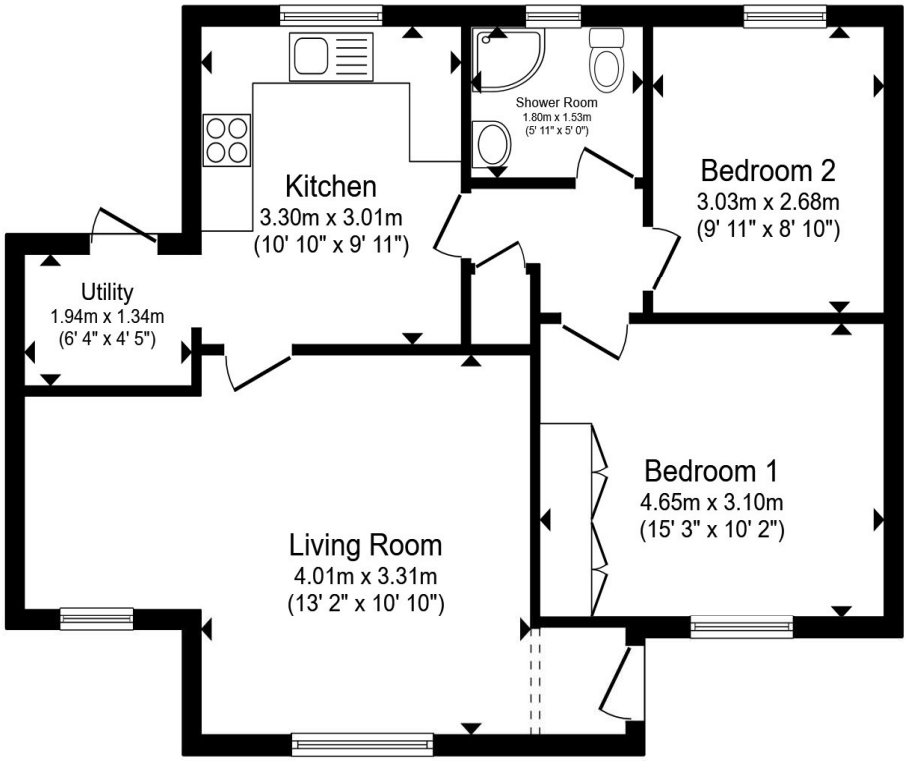
welcome to

Woodbridge Road, Sutton, Woodbridge

- Situated in a quiet Sutton area
- Large garden with mature plants
- No onward chain
- Parking
- Good access to Woodbridge amenities

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£280,000



Total floor area 62.8 m² (676 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
WBG109610 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.