



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**GOBBITTS YARD, WOODBRIDGE, IP12 1DD**

**TENURE : LEASEHOLD**

**GUIDE PRICE £270,000**

- Duplex flat in the heart of Town • Newly refurbished
- Garage & under-cover parking • Balcony with views across the town and towards the river

# THE ACCOMMODATION



**Communal Entrance Hall** A well-maintained hallway, well-lit and with a wide stairwell leading to the second floor...

**Hallway** A welcoming entrance with large built-in cloaks cupboard, walk-in airing cupboard and utility/laundry area with plumbing for a washing machine. Leading to...

**Kitchen** *4.50m x 1.61m (14' 9" x 5' 3")*  
Fitted with a range of wall and base cabinets with wood effect work surfaces, inset sink/drain unit, built-in electric oven, hob, cooker hood and freestanding fridge. Wall-mounted, efficient gas boiler.

**Living Room** *4.13m x 3.34m (13' 7" x 10' 11")*  
A lovely light and bright room of a good size with vaulted ceiling and glazed sliding doors to the balcony, which is a sunny area large enough for bistro table and chairs and with views over Woodbridge and towards the marina area. Open stairs to the mezzanine and upper floor.

**Bedroom One** *3.59m x 3.25m (11' 9" x 10' 8")*  
A light and generous double bedroom with a large built-in wardrobe and Velux window.

**Bedroom Two/Dining Room** *4.32m x 2.57m (14' 2" x 8' 5")* (max measurements provided) Another good double-sized room with a large south-facing window looking over the garden and towards the river area. Currently used as a dining room.

## **Bathroom**

Fully refitted and retiled with a panelled bath and shower over. WC and contemporary vanity unit with basin.

**Mezzanine Landing** *3.32m x 2.21m (10' 11" x 7' 3")*  
(from the living room) A useful light and bright study/relaxed seating area, with doors to...

**Bedroom Three** *3.57m x 3.53m (11' 9" x 11' 7")*  
Another light and generous double room with sloping ceiling and limited ceiling height.

**Bedroom Four** *3.53m x 1.66m (11' 7" x 5' 5")*  
A light fourth bedroom. Ideal as a child's bedroom, study or work-from-home area.

## **Outside**

Good sized garage with up-and-over door and large under-cover parking bay. The property has a quiet and sunny communal, walled garden, which is mainly laid to patio with well-stocked beds and mature trees. The car park and garaging area is accessed directly from The Thoroughfare.

# THE PROPERTY & LOCATION

A superb, spacious and fully refurbished duplex apartment situated in the heart of Woodbridge. The generously proportioned accommodation is arranged over two floors and comprises an entrance hall, kitchen, living room with a balcony, three or four bedrooms, and a bathroom. Gas central heating, double-glazed windows, a communal walled garden, garage and large under-cover parking bay. Fully renovated to a high standard over the past year. No onward chain.

Located in Central Woodbridge in a wonderfully tucked away courtyard, this spacious home is superbly situated to enjoy all the recreational facilities the town has to offer, including the River Deben, the Thoroughfare with its array of shops, cafes, and restaurants, and is within walking distance of the railway station with excellent links to London, Liverpool Street.



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.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 74                      | 75        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |
| Address: 7 Gobbitts Yard, IP12              |   |                         |           |

Council Tax Banding : C

Service Charge: 1240 pa

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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