



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

OBSERVERS ROAD, WICKHAM MARKET, IP13 0FD

TENURE : FREEHOLD

GUIDE PRICE £298,000

- Semi-detached house
- Bathroom & En-Suite
- Gas Central Heating
- Two Bedrooms
- Popular Location
- Off Road Parking

THE ACCOMMODATION



Hall

A welcoming hallway with stairs off to the first floor and doors to...

Cloakroom

Fitted with a WC and wash basin.

Living Room 4.70m x 4.53m (15' 5" x 14' 10")

An open plan lounge/dining area with glazed double-doors overlooking and giving access to the rear garden, and open to the...



Kitchen 2.97m x 2.26m (9' 9" x 7' 5")

Fitted with a range of wall and base units with work surfaces over, integrated appliances including fridge/freezer, washing machine, dishwasher, electric oven, gas hob and cooker hood.

Landing

With doors to...

Bedroom One & En-Suite Shower Room 3.87m x 3.25m (127' 4" x 107' 11")

(Bedroom measurement only) A good-sized double bedroom with built-in wardrobes, window to rear aspect, and door to the En-Suite Shower Room, which is fitted with a shower enclosure, WC and wash basin.

Bedroom Two 2.96m x 2.39m (9' 9" x 7' 10")

With built-in wardrobe and window to front aspect.

Bathroom

Fitted with a panelled bath, WC and wash basin, with tiled splashbacks and window to front aspect.

Outside

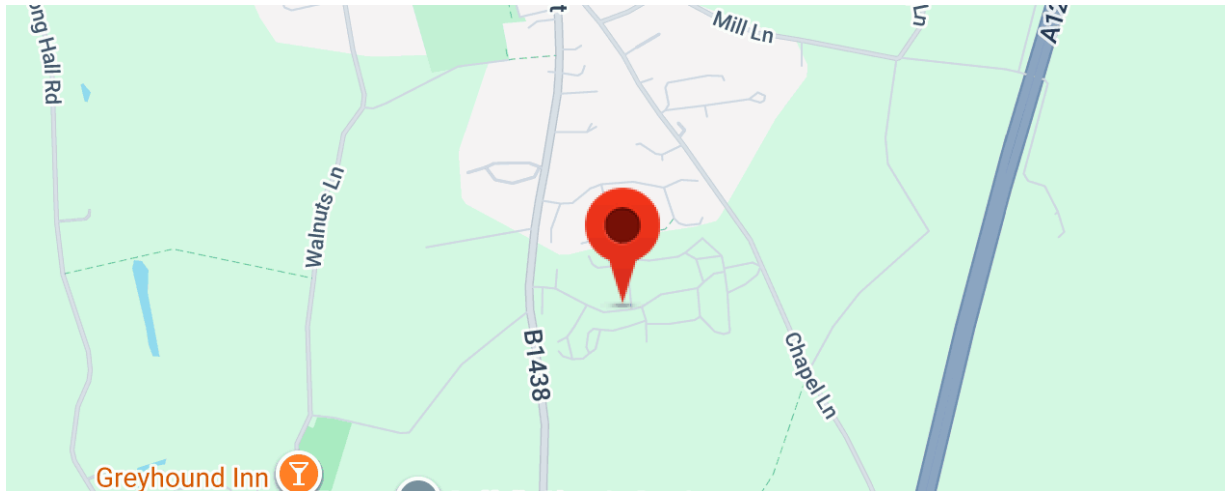
To the side of the property is a block-paved driveway providing a generous parking area for two cars, and gated access to the rear garden, which has a patio area, lawn, well-stocked beds, a decked area and a wooden shed.



THE PROPERTY & LOCATION

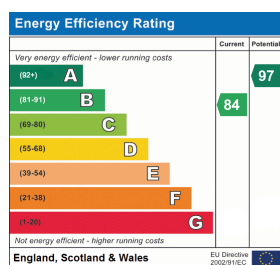
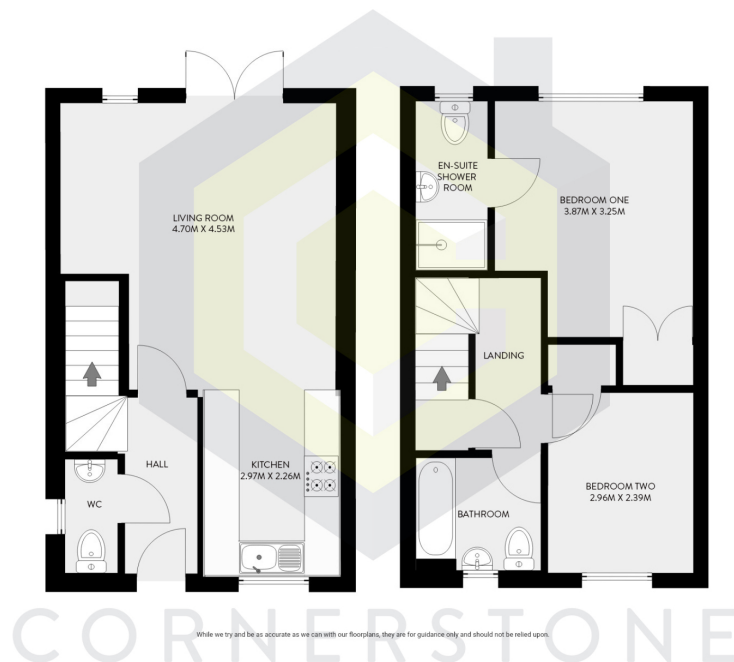
A modern two bedroom semi-detached home in the well served village of Wickham Market. The property benefits from an en-suite to bedroom one, double glazing, gas central heating and off road parking.

Wickham Market is a large village with an excellent range of amenities on offer including a range of shops, restaurants, doctors surgery, library, dentist, a primary school and a church. The A12 is within easy reach, along with Woodbridge, and there's a mainline railway station at Campsea Ashe and regular bus services to Ipswich and Aldeburgh.

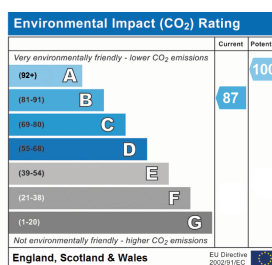


TO ARRANGE A VIEWING OF THIS PROPERTY OR

TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



Address: Wickham Market, IP13



Council Tax Banding : B

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

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given