Chartered Surveyors / Estate Agents

Clarke & Simpson









36c Thoroughfare, Woodbridge, Suffolk IP12 1AQ

A three bedroom maisonette situated in the heart of the popular town of Woodbridge.

Guide Price £325,000 Leasehold

P8018MC

Summary

Entrance hall, kitchen/dining room, sitting room
Three bedrooms and a bathroom
Balcony
Two designated parking spaces

Location

36c Thoroughfare is situated in the very heart of the ever popular town of Woodbridge which was voted one of the happiest places to live in 2024 and is probably best known for its outstanding riverside setting. The town also offers a wide variety of shops and restaurants. Recreational facilities include sailing on the River Deben, a number of well regarded local golf clubs, including Woodbridge Golf Club, which was founded in 1893, a cinema, as well as a wonderful network of footpaths. Woodbridge also benefits from rail links to Ipswich, where Inter City rail services to London's Liverpool Street station take just over the hour. The popular Heritage Coastline destinations of Orford and Aldeburgh are approximately 10 miles and 15 miles respectively. The County Town of Ipswich is approximately 10 miles to the south-west. The A12 trunk road, which links the north and the south of the county, is also a short distance to the west.

Description

36c Thoroughfare is a three bedroom maisonette situated in the heart of the popular town of Woodbridge. It offers spacious accommodation over two floors and is ideally placed to enjoy all that Woodridge has to offer. The property would make an ideal home, buy to let investment or a convenient lock up and go facility.

A front door opens into the entrance hall which provides access to the sitting room and kitchen/dining room. The kitchen/dining room has two windows overlooking the Thoroughfare and is fitted with a matching range of wall and base units with an inset stainless steel sink. Integrated appliances include a four-ring hob with extractor hood above, electric oven, dishwasher, washing machine and fridge freezer. The sitting room has windows to the side, and a door provides access to the balcony which overlooks Brook Street.

From the entrance hall, stairs rise to the first floor landing which provides access to the first floor landing. Bedroom one is a spacious double bedroom with windows to the side. Bedroom two is a further double bedroom with a window overlooking the Thoroughfare. Bedroom three also has a window overlooking the Thoroughfare with views towards the Church. The bathroom has an obscured glazed window to the front and comprises a bath with shower over, WC, hand wash basin and extractor fan. Also accessed via the landing is the airing cupboard which houses the hot water cylinder.

Outside

The property can be accessed from either the Thoroughfare to the front or Brook Street to the rear. Both entrances have secure pedestrian gates which lead to a communal external staircase which benefits from sensor-activated lighting. There is also a lockable storage cupboard beneath the staircase. The stairs lead to a paved terrace area which provides access to four residential flats.

The flat benefits from two designated parking spaces which can be accessed via Brook Street where a barrier system is in place.



















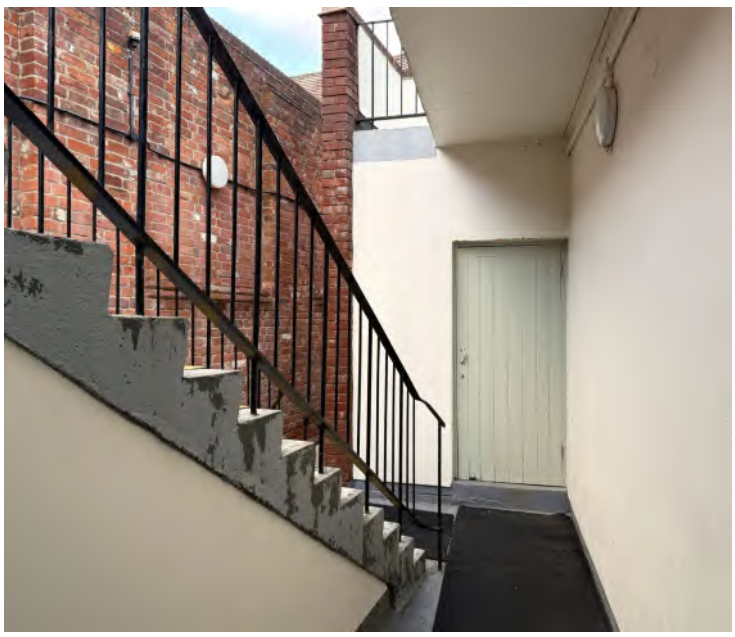




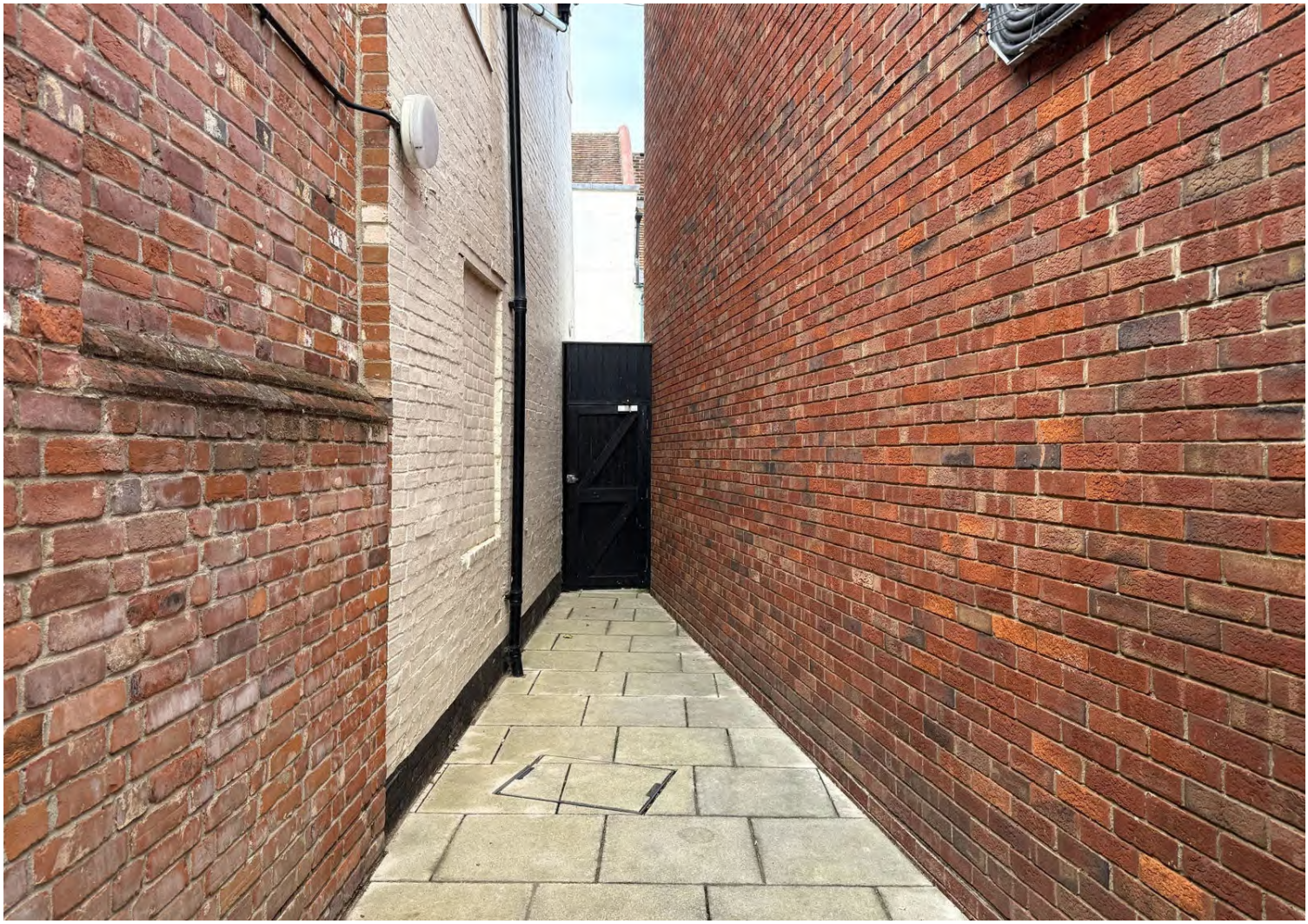





36C







Directions
From the A12 heading towards Ipswich, at the roundabout, take the first exit onto Woods Lane. Turn right onto Bredfield Road and continue onto Pytches Road. Turn right onto Thoroughfare and then turn left at the traffic lights onto Lime Kiln Quay Road. At the next set of traffic lights, turn right onto Hamblin Road and continue round to the left onto Jacob Way whereby the barrier entrance to the car park will be found a short way on the right-hand side.

For those using the What3Words app: ///panel.decanter.zoom

Viewing Strictly by appointment with the agent.

Services Mains electricity, water and drainage. Electric panel heaters

Terms of the Lease The property is held on a 125-year lease commencing 1st October 2007, with approximately 106 years remaining and subject to a peppercorn ground rent. The combined maintenance charge and buildings insurance for the period January to December 2026 was £1,392.77. This covers the property's proportion of the building's maintenance, upkeep of communal areas, management costs and buildings insurance.

Broadband To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Phones To check the mobile phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

EPC Rating = D (Copy available from the agents upon request).

Council Tax Band B: £1,882.63 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

36C Thoroughfare, Woodbridge

Approximate Gross Internal Area = 76.5 sq m / 823 sq ft

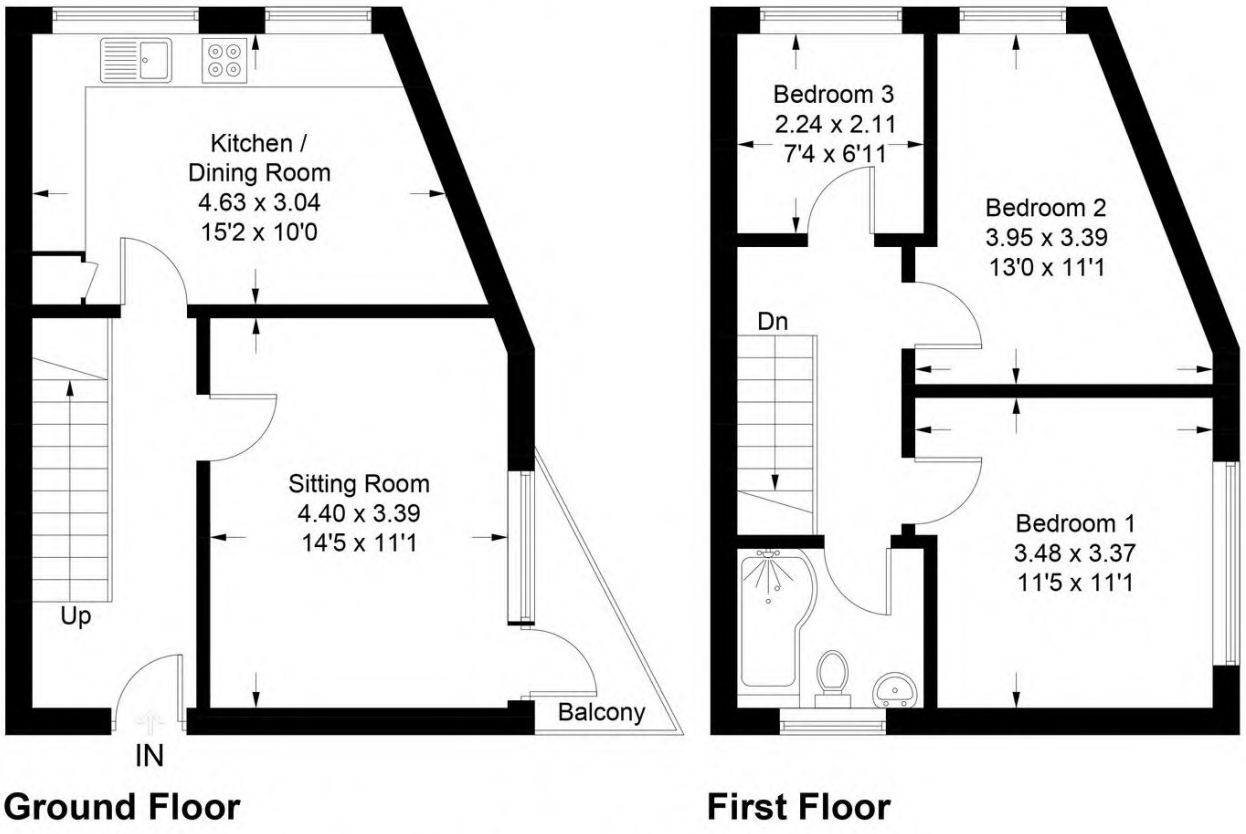


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1347409)

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

4. We understand that the lease provides for subletting on an assured periodic tenancy basis, but does not permit short term holiday lettings and alike.

November 2026



Clarke & Simpson

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