





Mayhew Road, Rendlesham, Woodbridge, IP12 2GZ

william h brown

welcome to

Mayhew Road, Rendlesham, Woodbridge

A four bedroom detached house offering three reception rooms, two parking spaces and a garage. The property offers an enclosed rear garden, as well as an ensuite and ground floor cloakroom, and is offered with no onward chain! Call to view now!

Entrance Hall
Wood effect flooring. Radiator. Understairs storage.

Cloakroom
Wood effect flooring. Suite comprising low level WC and wash hand basin with chrome mixer tap. Spotlights, extractor fan, radiator.

Lounge
Double glazed windows to rear and side aspects. Double glazed french doors leading to conservatory. TV and phone point. Electric fire.

Dining Room
Double glazed windows to front and side aspects. Double doors leading to the lounge.

Conservatory
Double glazed windows to three aspects. Double glazed doors leading to garden. Wood effect flooring.

Kitchen / Diner
Double glazed windows to rear and front aspects. Double glazed door to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Tiling to flashbacks. Stainless steel sink and drainer unit with one and a half bowl with chrome mixer tap. Integrated fridge/freezer, washing machine and dishwasher. Electric oven with gas hob and extractor over. Wood effect flooring. Central heating boiler. Radiator.

Landing
Radiator. Airing cupboard.

Bedroom One
Double gazed windows to front and side aspect. Built in wardrobe. Radiator.

Ensuite
Double gazed window to front aspect. Suite comprising low level WC, wash hand basin with chrome mixer tap and corner shower cubicle. Tiled walls and spotlights.

Bedroom Two
Double glazed window to front aspect. Radiator.

Bedroom Three
Double glazed window to rear and side aspects. Radiator.

Bedroom Four
Double glazed window to rear aspect. Radiator.

Rear Garden
The rear garden commences with a patio area. The remainder is laid to artificial grass. Side access. Electric point. Trees and plantation.

Agent's 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.





welcome to

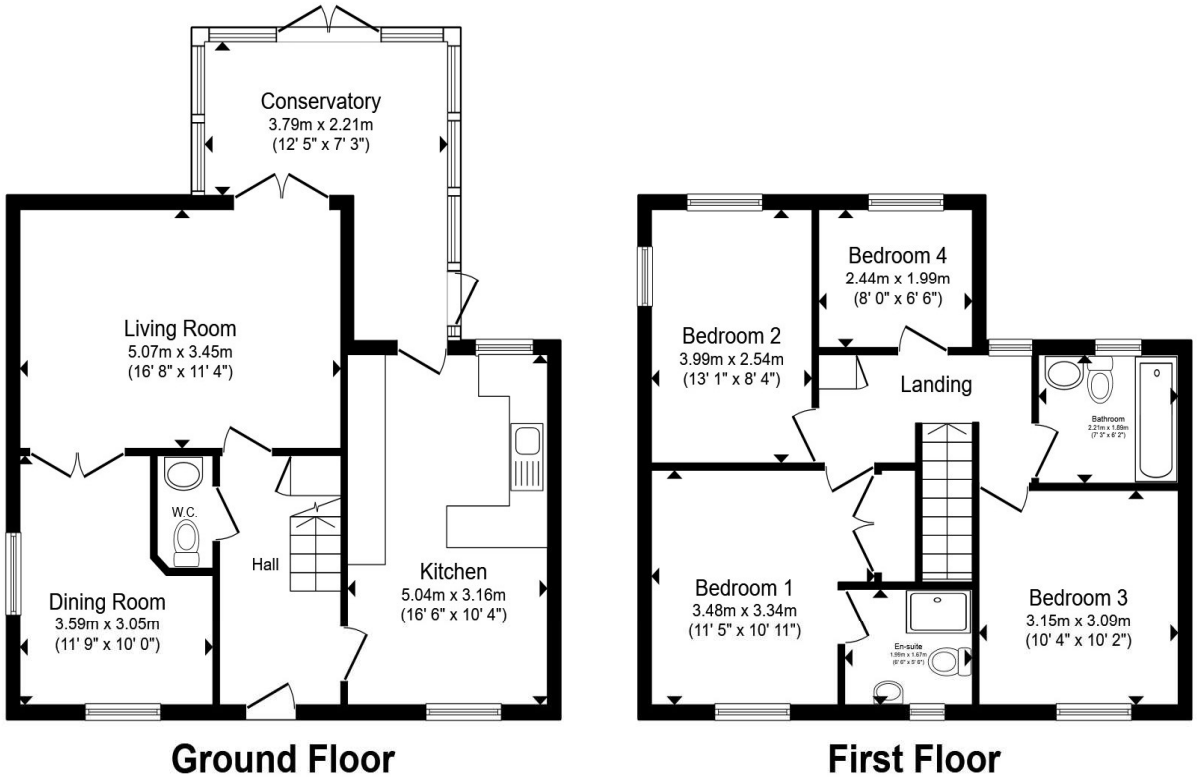
Mayhew Road, Rendlesham, Woodbridge

- Prime Rendlesham Location
- Four-Bed Detached Home
- No Onward Chain
- Nice Walks Nearby
- Garage & Parking

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

offers in excess of

£400,000



Total floor area 118.0 m² (1,270 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

william h brown

view this property online williamhbrown.co.uk/Property/WBG109582

The Property Ombudsman

Property Ref:
WBG109582 - 0005

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.

william h brown

01394 380280

Woodbridge@williamhbrown.co.uk

16 Church Street, WOODBRIDGE, Suffolk, IP12 1DH

williamhbrown.co.uk

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.