



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

VICTORIA ROAD, WOODBRIDGE, IP12 1EL

TENURE : FREEHOLD

GUIDE PRICE £425,000

- Three Storey; Three Bedrooms • Two Reception Rooms
- Walking Distance to Town Centre • South-West Facing Rear Garden
- Gas Central Heating • Well Presented

THE ACCOMMODATION



Hall

With stairs off to the first floor, open to the dining room and door to...

Living Room 10' 3" x 9' 8" (3.12m x 2.95m)

A cosy reception room with feature fireplace and window to front aspect.

Dining Room 12' 11" x 10' 3" (3.94m x 3.12m)

With glazed double doors overlooking and giving access to the rear garden, understairs storage and door to the...

Kitchen 12' 5" x 7' 2" (3.78m x 2.18m)

Fitted with a range of wall and base units with wooden work surfaces over, built-in fridge/freezer, electric oven, gas hob and stainless steel cooker hood, inset sink/drain unit, further door to the rear garden and door to the...

Bathroom

Fitted with a WC, wash basin and panelled bath with shower over.



First Floor Landing

With doors to...

Bedroom One 12' 11" x 10' 3" (3.94m x 3.12m)

A superb double bedroom with fitted storage, feature fireplace and window to front aspect.

Bedroom Two 10' 7" x 10' 3" (3.23m x 3.12m)

Another good double with feature fireplace, window to rear and storage with door leading to the stairs that give access to the second floor where you will find bedroom three...

Bedroom Three 13' 2" x 10' 6" (4.01m x 3.20m)

(max measurements provided) A third double bedroom with window to rear aspect and access to a generous eaves storage cupboard.

Outside

To the front of the property is an enclosed garden laid to paving slabs, with planting beds. The rear garden has a patio area and a lawned area, all enclosed by fences with gated access to the rear.



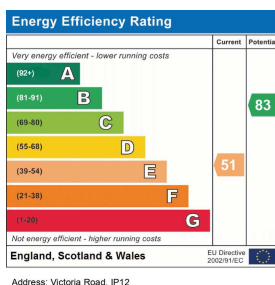
THE PROPERTY & LOCATION

A superbly located three storey, three bedroom home within walking distance of the town centre offering a sense of character and charm and a good-sized south-west facing garden. The accommodation is well presented and internal viewing is a must!

The historic and picturesque town of Woodbridge lies on the banks of the River Deben and is popular with sailing enthusiasts and those wishing to enjoy the pace of life that a Suffolk market town has to offer! Victoria Road is located in central Woodbridge withing close proximity to the Thoroughfare with it's wide range of shops, cafes and restaurants on offer.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



Council Tax Banding : C

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