



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

MELTON HILL, MELTON, IP12 1AX

TENURE : FREEHOLD

GUIDE PRICE £475,000

- Character Home
- Two Reception Rooms
- Gas Central Heating
- Three Double Bedrooms
- Good-Sized Garden
- Popular Location

THE ACCOMMODATION



Hall

With stairs off to the first floor, and doors to...

Living Room *4.09m x 3.84m (13' 5" x 12' 7")*

With bay window to front aspect, and feature fireplace.

Dining Room *3.72m x 3.65m (12' 2" x 12')*

With feature fireplace and window to rear aspect.



Kitchen *3.16m x 3.05m (10' 4" x 10')*

Fitted with wall and base units, work surfaces over, inset sink/drainage unit, built-in oven, hob and cooker hood, window to rear aspect, and door to the...

Rear Lobby

With plumbing for washing machine and door to the rear garden.



First Floor Landing

With doors to...

Bedroom One *3.98m x 3.66m (13' 1" x 12')*

With window to front aspect.

Bedroom Two *3.73m x 3.64m (12' 3" x 11' 11")*

With window to rear aspect and fitted wardrobes.

Bedroom Three *3.16m x 3.04m (10' 4" x 10')*

With window to rear aspect and fitted wardrobes.

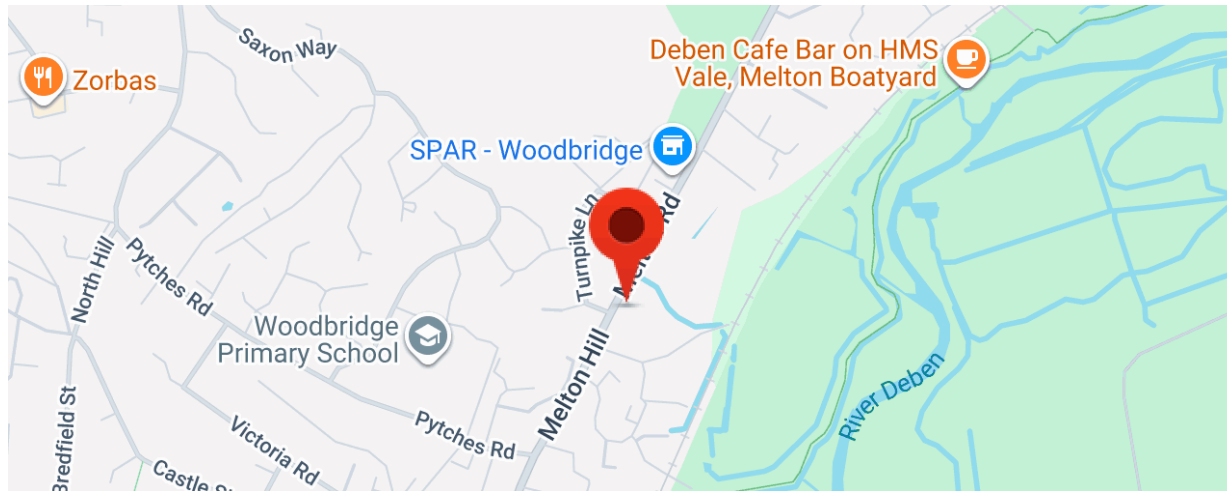
Bathroom

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

THE PROPERTY & LOCATION

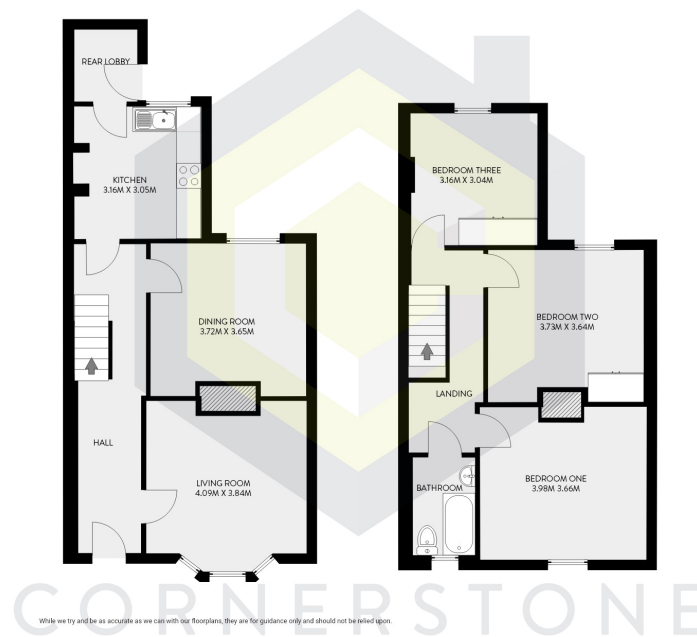
A well-presented semi detached Edwardian bay-fronted home within a popular location on the outskirts of Woodbridge. The generous accommodation comprises a spacious hallway, living room, dining room, kitchen and rear lobby on the ground floor and a central landing with three double bedrooms, and a bathroom on the first. There's gas central heating and a generous garden.

Melton Hill is a superb location that offers easy access to the town centre, station, and river. The Melton playing field is a stone's throw, and there are a number of shops and dining destinations within walking distance. Woodbridge is a popular Riverside town, nestled on the banks of the Deben with a superb range of schools, shopping and leisure facilities and easy access to the A12.



TO ARRANGE A VIEWING OF THIS PROPERTY OR

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



Council Tax Banding : D

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