



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**SPENCER ROAD, RENDLESHAM, IP12 2TJ**

**TENURE : LEASEHOLD**

**GUIDE PRICE £150,000**

- First Floor Flat
- 19ft Living Room
- Allocated Parking
- Two Double Bedrooms
- 15ft Kitchen/Diner
- Double Glazing



## Entrance Hall

External door to side, two built-in cupboards, built-in airing cupboard and doors to...

## Kitchen/Diner *4.68m x 3.66m (15' 4" x 12')*

Window to Side, box bay window to front, wall and base units with single sink and drainer, space for cooker, fridge, freezer and washing machine, electric heater, loft access and door to...



## Living Room *6.02m x 3.60m (19' 9" x 11' 10")*

Window to front, electric heater and second door to hallway.

## Bedroom One *3.62m x 2.77m (11' 11" x 9' 1")*

Window to rear, built-in double wardrobe and electric heater.



## Bedroom Two *3.61m x 2.71m (11' 10" x 8' 11")*

Window to rear, built-in double wardrobe and electric heater.

## Bathroom

Bath with shower over, pedestal wash basin, WC, extractor fan and part tiled walls.

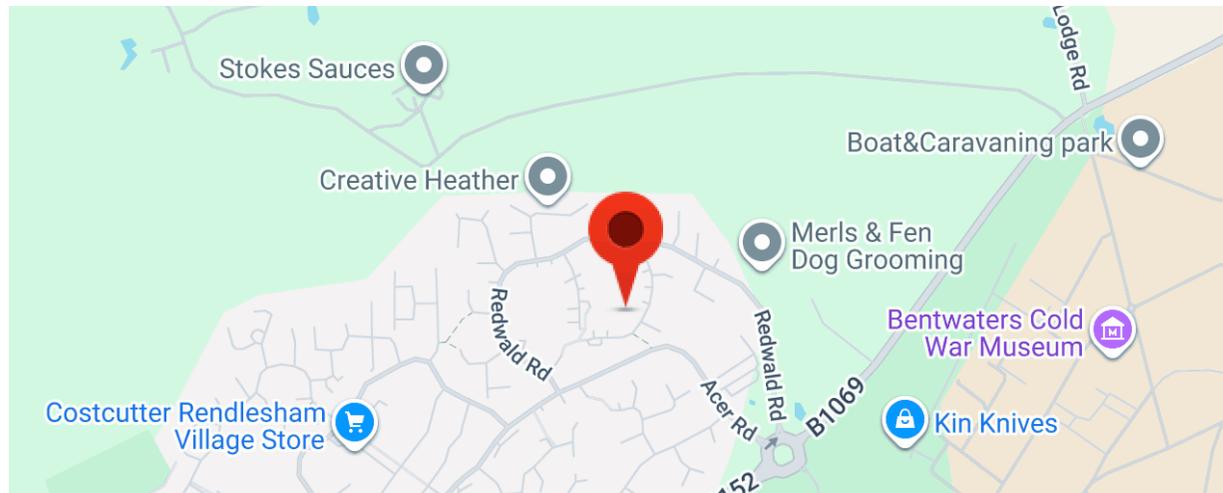
## Outside

The property has one allocated parking space and access to a wooden shed in the garden below.

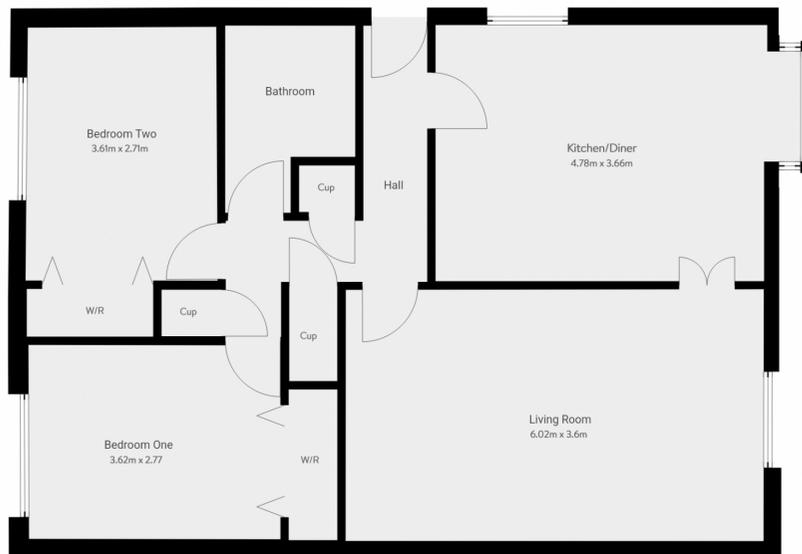
## THE PROPERTY & LOCATION

A spacious two bedroom first floor flat in Rendlesham. The property benefits from well proportioned rooms including 15ft kitchen/diner, 19ft living room and two double bedrooms, plenty of built in storage, an external wooden shed for storage, double glazing and electric heating. There is allocated parking and a long lease remaining.

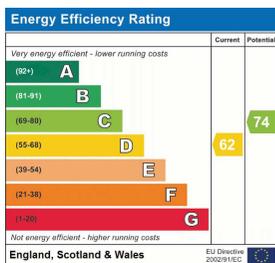
Rendlesham is situated approximately six miles from the riverside town of Woodbridge and offers a good level of amenities including a convenience store, NHS Dental Practice and regular bus service in to Woodbridge. There is a modern primary school, (rated Good by Ofsted), and nearby Rendlesham Forest offers beautiful natural surroundings and pleasant walks. To the north, along the coast, Aldeburgh is approximately 15 minutes by car.



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



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Address: Spencer Road, Rendlesham, IP12 2TJ

Council Tax Banding : A

We understand from our vendor that the property is connected to mains 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