Charles Wright
PROPERTIES

Selling Properties the Wright Way



80 Victoria Road

Woodbridge, IP12 1EL

Guide price £535,000

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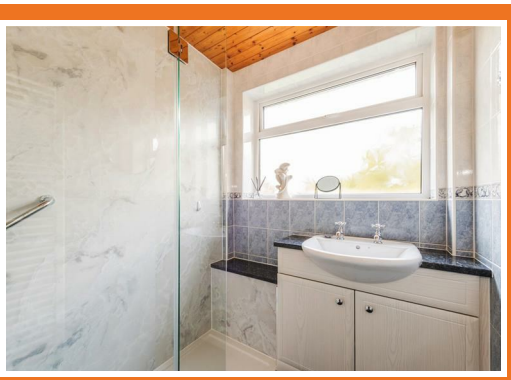
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Description

A characterful three-bedroom detached bungalow of 1960s construction, offering comfortable single-level living with off-road parking and an attached garage. The property benefits from a practical layout, a generous garden, and a convenient position in the popular market town of Woodbridge.

Inside, the entrance hall has wood-effect flooring and gives access to the principal rooms. The sitting room is a bright and inviting space with a feature fireplace, dual windows with vertical blinds, and space for both formal and casual seating. The kitchen/dining room is particularly well proportioned, fitted with a range of wall and base units, space for appliances including a washing machine and fridge, and a dining area currently furnished with a substantial wooden table and benches. Windows overlook the rear garden.

There are three bedrooms. The principal bedroom is a good double with space for freestanding furniture, while the remaining two bedrooms offer flexibility for family, guests or home working. A shower room and a separate WC complete the accommodation.

Location

The property is located on Victoria Road which is a desirable location within walking distance of the Town. The Thoroughfare is just beyond with its comprehensive range of shops and boutique stores as well as some excellent restaurants. The facilities and open spaces make this historic market town so sought after. The town also has two doctors surgeries, a library and a cinema. Woodbridge train station has services to Ipswich, the County Town of Suffolk, which has mainline services to London Liverpool Street. Being on the River Deben there are some excellent water sports available, including rowing and sailing whilst across the river is Woodbridge Golf Course with both its testing 18 and 9 hole courses.

Entrance hall

Double glazed door to side, radiator, airing cupboard housing water tank, loft access and wood flooring.

Sitting room

15'06 x 12'05 (4.72m x 3.78m)

Double glazed window to front and side, fire place with gas fire, radiator and carpet flooring.

Kitchen/breakfast room

14'09 x 10'02 (4.50m x 3.10m)

Double glazed window to rear and door to side, matching eye level and base units with worktops above, inset sink, space for washing machine and tumble dryer, integrated double oven and gas hob, radiator and vinyl flooring.

Shower room

6'04 x 5'04 (1.93m x 1.63m)

Double glazed window to rear, walk in shower cubicle, vanity unit with wash basin, heated towel rail and vinyl flooring.

Cloakroom

Double glazed window to rear, low level wc and tiled flooring.

Bedroom one

11'11 x 9'11 (3.63m x 3.02m)

Double glazed window to front, fitted wardrobes and radiator.

Bedroom two

10 x 9'09 (3.05m x 2.97m)

Double glazed window to front, fitted cupboard and radiator.

Bedroom three

18'01 x 9 (5.51m x 2.74m)

Double glazed window to rear, radiator and carpet flooring.

Outside and gardens

The rear garden is mainly laid to lawn and enclosed by fencing, with a greenhouse, garden shed, patio areas and mature planting providing both privacy and interest. There is an enclosed font garden, driveway providing off road parking for two cars and an attached garage with electric door.

Services

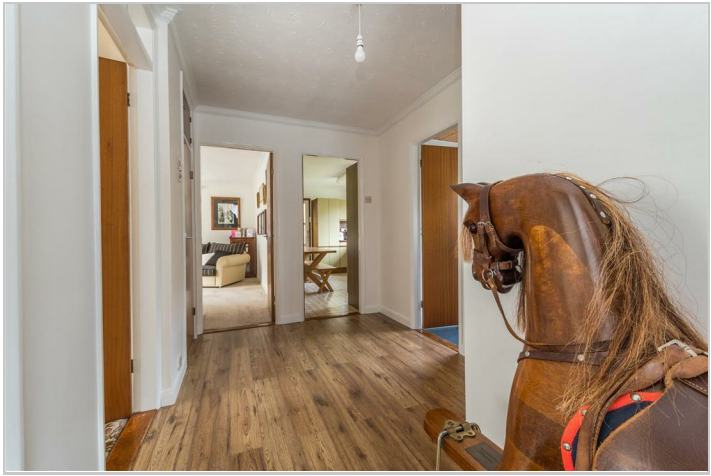
We understand mains gas, electric, water and drainage are connected to the property.

Tenure: Freehold
Epc rating: D
Council tax band: D













Road Map



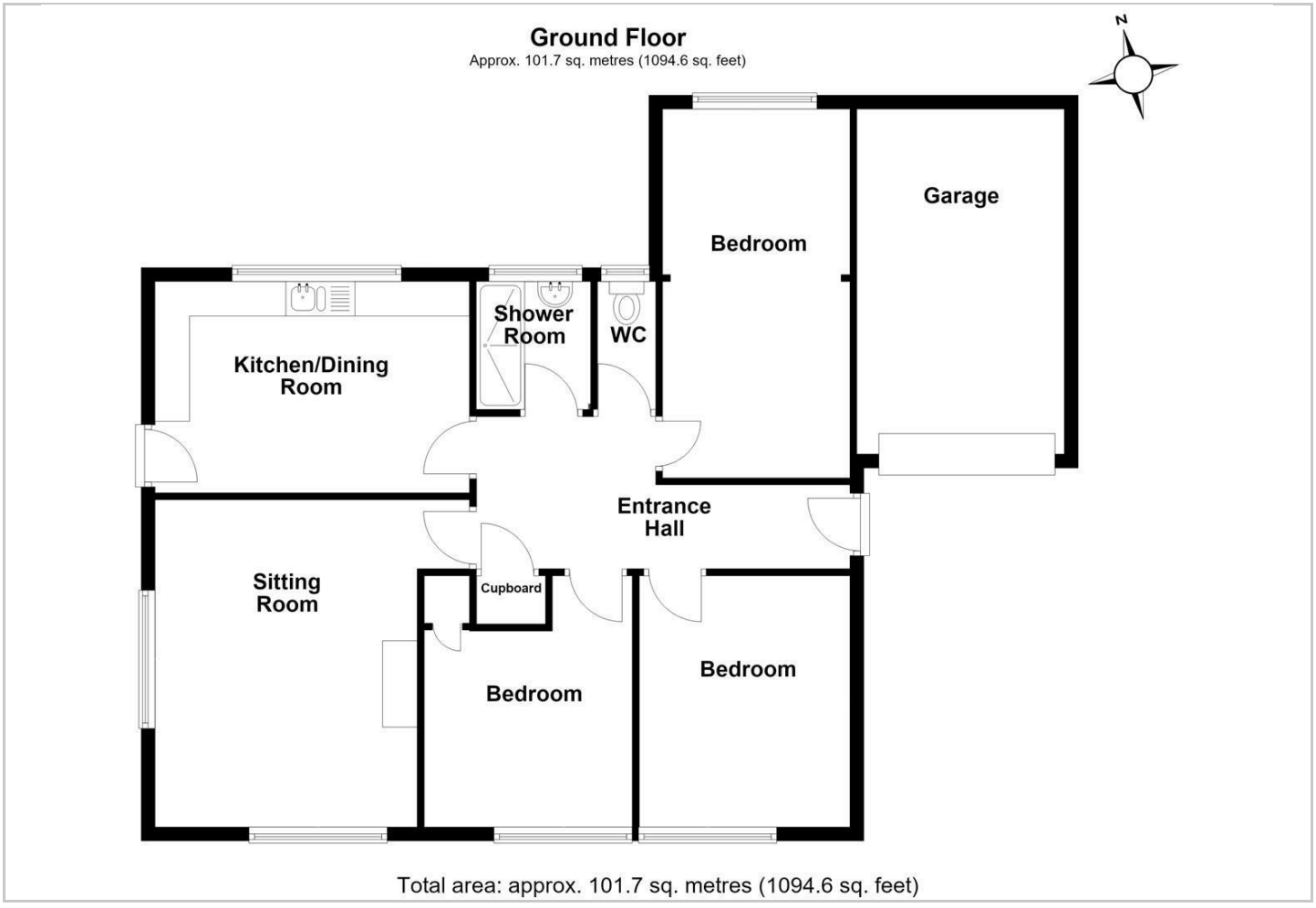
Hybrid Map



Terrain Map



Floor Plan

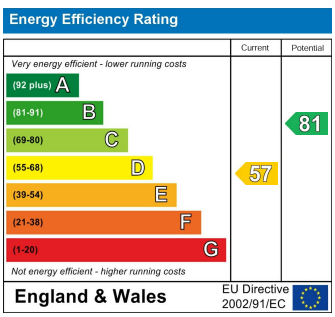


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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