Charles Wright
PROPERTIES

Selling Properties the Wright Way




# 16 Quayside

Woodbridge, IP12 1BH

**Guide price £350,000**

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### Description

A recently refurbished Late 16th Century Grade 2 listed period cottage, with far reaching views down the River Deben from all bedrooms, situated in the centre of Woodbridge. The property has been lovingly restored retaining many fine period features. The bedrooms and dining room retain the traditional wide planking floorboards, there are feature redbrick fireplaces to the sitting room and two bedrooms, a wealth of exposed beams, vaulted ceilings to the second floor bedrooms to name but a few. The property now enjoys gas central heating, comprehensive fitted kitchen, shower room to the first floor and cloakroom to the second floor. The vendor has also secured parking to the rear, agreed under separate licence.

### Location

The property is situated close to the River with all the amenities at its disposal, including the Riverside restaurant and Cinema, Railway station with services to Ipswich and the main line to London's Liverpool Street. The yacht and rowing clubs are close at hand, as well as the tidal marina. Woodbridge is a desirable riverside town, offering excellent facilities with boutique shops standing side by side with national brands. There are also variety of restaurants and busy pubs, a leisure centre, library and some excellent schooling in both the public and private sector for all age groups.

### Entrance Hall

Door leading to living accommodation

### Dining Room

12 x 10 (3.66m x 3.05m)

Window to rear, fitted seating bench, cupboard housing gas fired boiler and plumbing for washing machine and radiator.

### Kitchen Area

7'3 x 6'9 (2.21m x 2.06m)

Secondary doubled window to front, Shaker style units incorporating sink unit and single drainer with gold mixer taps and cupboard and an integrated dishwasher. Work tops with pan drawers under and integrated fridge. Built in electric hob with oven under and extractor hood above.

### Sitting Room

16'4 x 14'6 (4.98m x 4.42m)

Secondary glazed window to front and rear. Feature red brick fire place and oak bressumer with adjacent cupboard. Door with access to the stairs to first floor and large cupboard under and radiator.

### First Floor Landing

Stairs to second floor

### Bedroom One

16'7 x 10'10 (5.05m x 3.30m)

Window to rear with outstanding views down the river Deben. Radiator.

### Bedroom Two

16'3 x 7'8 (4.95m x 2.34m)

Window to rear with outstanding views down the river Deben, feature red brick fire place with walking wardrobe and radiator.

## Shower Room
White suite with gold fitments, double shower cubicle, low level wc, wash hand basin with drawers under and gold coloured heated towel rail.

## Bedroom Three
15'2 x 13'6 (4.62m x 4.11m)
Secondary glazed window to front and window to rear with outstanding views down the river Deben, vaulted timbered ceiling, feature red brick fireplace, built in storage cupboard and radiator.

## Bedroom Four
13'8 x 10'8 (4.17m x 3.25m)
Secondary glazed window to front and window to rear with outstanding views down the river Deben, vaulted timbered ceiling and radiator.

## Cloakroom
White suite with gold fitments, low level wc, wash hand basin with drawers under and gold heated towel rail.

## Outside and Gardens
The front door is off Quayside, the main door is off Ferry Side, with a gated entrance into the rear newly landscaped courtyard which has a southerly aspect, is brick and paved, with a pergola covered seating area. There is access to the cellar with power and light connected. The vendor also has secured parking to the rear, agreed under separate licence.

## Agents Notes
Services: Mains drainage, electricity, gas and water are connected to the property.
Tenure: Freehold
EPC: Band D
Council Tax: Band C
Local Authority: East Suffolk Council.









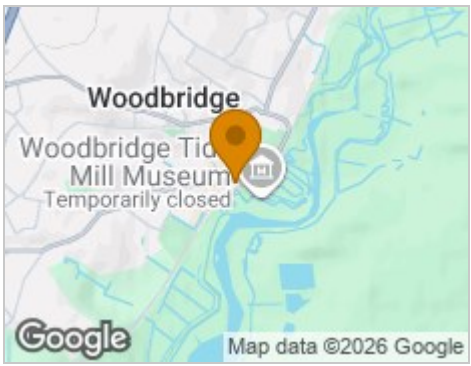
## Road Map




## Hybrid Map




## Terrain Map




## Floor Plan




Total Area: 119.7 m² ... 1289 ft²

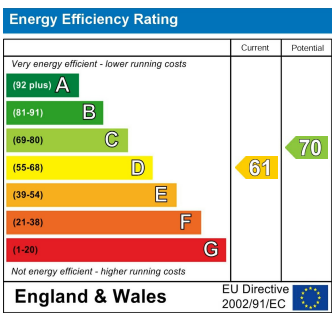
All measurements are approximate and for display purposes only

## 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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