



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**TENNYSON CLOSE, WOODBRIDGE, IP12 4LB**

**TENURE : FREEHOLD**

**GUIDE PRICE £325,000**

- Five Bedroom End Terrace
- No Onward Chain
- Gas Central Heating
- No Through Road
- Double Glazing
- Garage en-Bloc

# THE ACCOMMODATION



## Entrance Hall

Open to the...

## Living Room 5.75m x 3.80m (18' 10" x 12' 6")

With window to front aspect, stairs off to the first floor, fireplace, open plan to the dining area, doors to the inner hallway and...

## Kitchen 2.80m x 2.45m (9' 2" x 8')

Window and door to rear garden, built in cupboard, base units with inset sink and drainer, wall mounted cupboards and breakfast bar.

## Dining Area 3.60m x 2.70m (11' 10" x 8' 10")

With patio doors leading to the rear garden.

## Inner Hall

With stairs off to the first floor landing, understairs storage cupboard and doors to...

## Cloakroom

Fitted with WC and wash basin.

## Study 3.70m x 2.73m (12' 2" x 8' 11")

With window to front aspect.

## Main First Floor Landing

Accessed from the Living Room staircase



## Bedroom One 3.55m x 3.34m (11' 8" x 10' 11")

Window to rear aspect.

## Bedroom Two 3.96m x 2.87m (13' x 9' 5")

Window to front aspect.

## Bedroom Three 2.80m x 2.55m (9' 2" x 8' 4")

(Max measurements) Window to front aspect.

## Bathroom

With WC, wash basin and panelled bath, with cupboard housing gas-fired boiler.

## Secondary Landing

Accessed from the inner hallway.

## Bedroom Four 3.67m x 2.72m (12' x 8' 11")

With window to front aspect.

## Bedroom Five 3.69m x 2.65m (12' 1" x 8' 8")

With window to rear aspect.

## Outside

The gardens to the front and rear have grass and shrubs with planting beds. The gardens are in need of some cultivation. There's a Utility Room (approx 2.4m x 2.6m) accessed from the garden with plumbing for washing machine. There is also a garage en-bloc with up-and-over door.



# THE PROPERTY & LOCATION

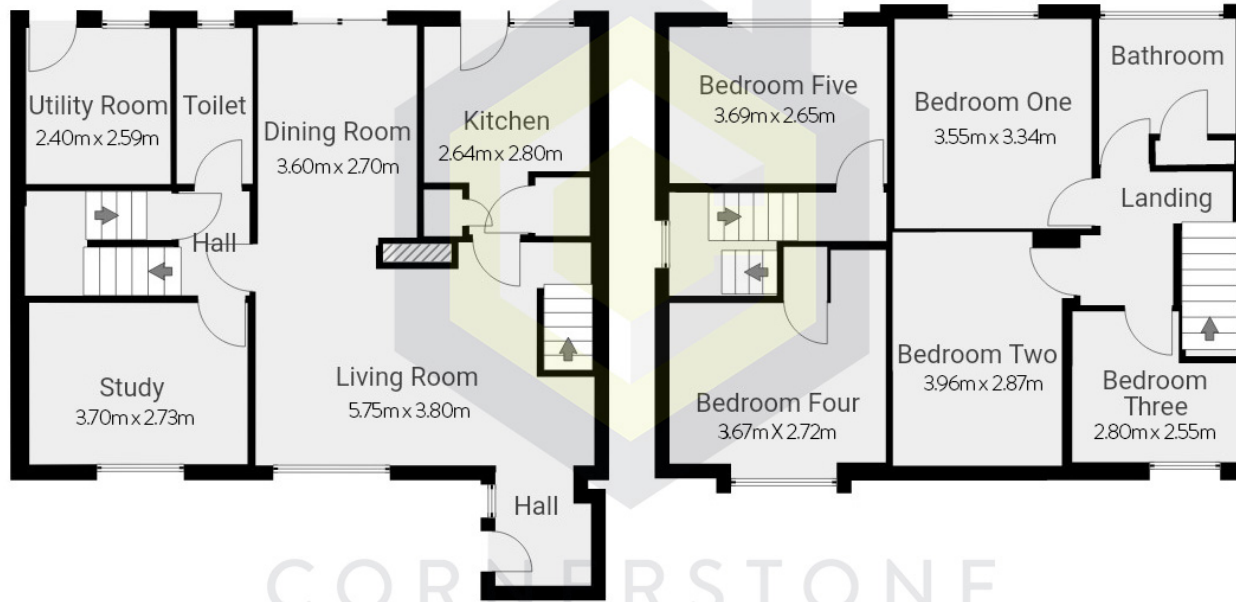
An extended, end terraced property situated within a no-through road in Woodbridge. The property offers generous accommodation comprising an entrance hall, living room, dining room, kitchen, study, cloakroom, five bedrooms (accessed from two separate landings), and a bathroom. There's a front and rear garden, a utility room and a garage en-bloc. There is plenty of potential for updating and improvements and there is no onward chain.

The historic, 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. Tennyson Close is ideally situated for local amenities and services including shops and schools. It's also great for access into the Town Centre or out of the town on the A12 to Ipswich and beyond.

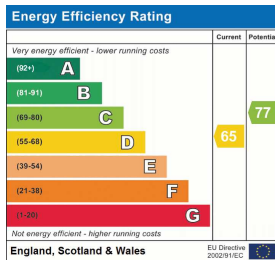


TO ARRANGE A VIEWING OF THIS PROPERTY OR  
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000

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



CORNERSTONE



England, Scotland & Wales  
Address: Tennyson Close, Woodbridge, IP12 4LB

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



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU  
 T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK  
 CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES  
 REGISTERED NUMBER: 9421778  
 REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU

**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