High Street, Wickham Market, Woodbridge IP13 0QY

william
h brown

welcome to

High Street, Wickham Market, Woodbridge

Conveniently situated for the village centre, this character two bedroom cottage combines period features with energy efficient solar panels, air source heat pump and internal insulation.

Lounge
15' 5" Max. x 13' 6" Max. (4.70m Max. x 4.11m Max.)
Door and sash window to the front with fitted shutters, brick fireplace with multi fuel burner, quarry tiled floor, exposed beams and bricks, open to the...

Kitchen / Diner
14' 10" Max. x 9' 1" Max. (4.52m Max. x 2.77m Max.)
Two windows and stable style door to the rear, Butler style sink, wood worktops and upstands with tiled splashback over, electric Rangemaster, tiled floor, exposed beams, space for a table, radiator, space for a cooker. Stairs to the...

First Floor
Master Bedroom
14' 8" Max. x 12' 11" Max. (4.47m Max. x 3.94m Max.)
Vaulted ceiling with exposed beams, sash window to the front with fitted shutters, exposed floorboards, brick chimney breast with storage cupboard to the side, radiator.

Bedroom Two
6' 6" x 8' 5" (1.98m x 2.57m)
With sloping ceiling. Window to the rear, over stairs storage cupboard housing the hot water tank, inset ceiling spotlights, exposed floorboards.

Bathroom
With sloping ceiling. Obscure glazed window to the rear, inset ceiling spotlights, free standing bath with hand held attachment, floating style wash hand basin, low level WC, extractor fan, tiled floor.

Rear Garden
Partially walled, commencing with a patio area. gate to the side. Steps lead up to a lawned area. To the bottom of the garden there is a summerhouse, with power connected, window and french doors to the side, inset ceiling spotlights.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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High Street, Wickham Market, Woodbridge

- Character Two Bedroom End Terrace Cottage
- Solar Panels, Air Source Heat Pump
- Character Features
- Good Size Lounge
- Kitchen/Diner with Multi Fuel Burner

Tenure: Freehold EPC Rating: B
Council Tax Band: B

£225,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBG109305

The Property Ombudsman

Property Ref:
WBG109305 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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