



57 Rodney Court, Woodbridge, Suffolk IP12 1JP

A well presented three bedroom end of terrace house, in an established residential area to the north of Woodbridge's town centre.

Guide Price £285,000 Freehold

P7947J



Summary

Entrance hall, 21' kitchen/dining room, sitting room, conservatory and cloakroom.

Three double bedrooms and bathroom.

Gardens to the front and rear.

No forward chain.

Location

The property forms part of Rodney Court; an established and popular residential area a short distance to the north of Woodbridge's town centre. Woodbridge is probably best known for its outstanding riverside setting, but the town also offers a wide variety of shops and restaurants as well as an excellent range of primary and secondary schooling. Woodbridge also benefits from rail links to Ipswich, where Inter City rail services to London's Liverpool Street station take just over the hour.

The popular Heritage Coastline destinations of Orford and Aldeburgh are approximately 10 miles and 15 miles respectively. The County Town of Ipswich is approximately 10 miles to the south-west. The A12 trunk road, which links the north and the south of the county, is also a short distance to the west.

Description

Believed to date from the late 1970s/early 1980s, 57 Rodney Court is a well presented three double bedroom end of terrace house forming part of a popular and established residential area a short distance to the north of Woodbridge's town centre and within walking distance to Farlingaye High School. In all the accommodation extends to just over 1,000 sq. ft (96 sqm).





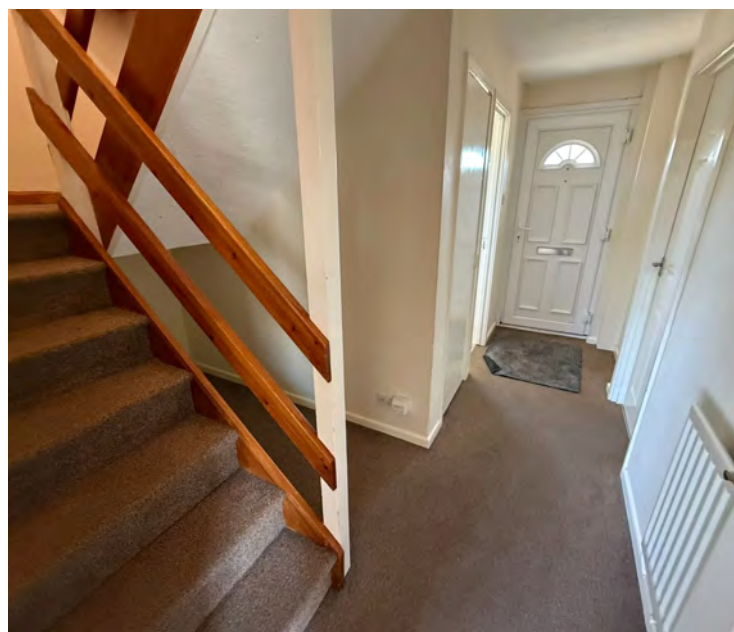
On the ground floor the front door opens into an entrance hall with staircase, rising via a half-landing, to the first floor and with doors off to the 21' open-plan kitchen/dining room, with conservatory extension accessed via fully glazed sliding patio doors to the rear. The kitchen is well fitted with a good range of cupboard and drawer units set beneath granite effect worksurfaces, and overlooks a communal grassed area to the front of the property. The conservatory, which we understand was added just over 10 years ago, provides direct access to the enclosed garden, and facing almost due south enjoys the sun throughout the day. The ground floor accommodation also offers a good size sitting room, and there is a useful storage cupboard off the hallway.

On the first floor there are three double bedrooms, a bathroom that was refurbished in recent years and a large, walk-in airing cupboard.

Outside a pathway leads up to the front door, which is flanked by areas of garden that have been hard landscaped. There is also an external store/meter cupboard. The rear garden is predominantly laid to concrete and fully enclosed within close-boarded fencing. There is a useful storage shed, and a gate that leads out to a communal amenity area at the rear.

During recent years the property has been let, but maintained well during that time and benefits from double glazing throughout, the conservatory extension and a gas-fired boiler. The kitchen and bathroom have also been updated in recent years, but the property still provides scope for further improvement if a purchaser so wishes.

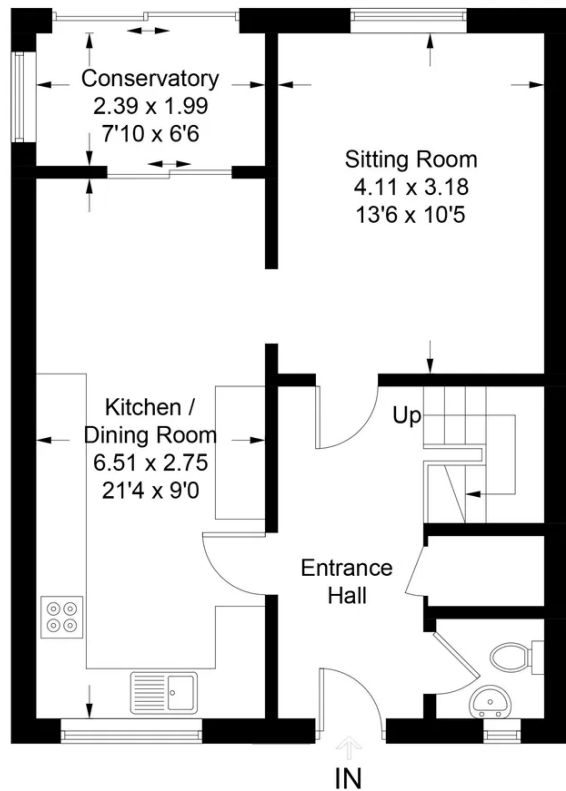




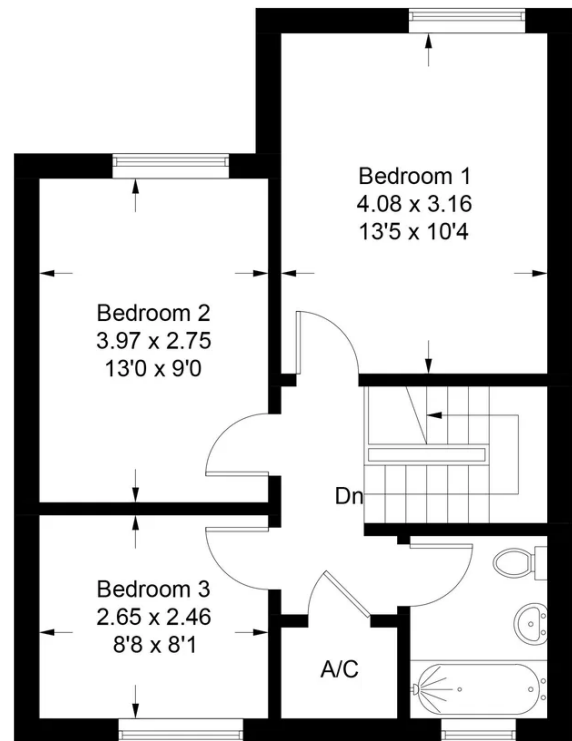


57 Rodney Court, Woodbridge

Approximate Gross Internal Area = 96.0 sq m / 1033 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1316942)

Directions Heading south on the A12 take the first exit at the first Woodbridge roundabout onto Woods Lane (A1152). Take the first right onto Bredfield Road, then the first right onto Beresford Drive. Rodney Court will be situated a short distance along on the left hand side and identified by a Clarke and Simpson 'For Sale' board.

For those using the What3Words app: [///ignore.trickles.reset](https://www.what3words.com/ignore.trickles.reset)

Viewing Strictly by appointment with the agent.

Services Mains electricity, water, drainage and gas connected. Gas -fired boiler serving the central heating and hot water systems.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = C (Copy available from the agents upon request).

Council Tax Band B; £1,882.63 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. This is an Executor's sale and Grant of Probate is being applied for.

July 2026



Clarke & Simpson

Well Close Square, Framlingham, Suffolk IP13 9DU

01728 724200

email@clarkeandsimpson.co.uk

www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London
SW1A 1NS

Clarke & Simpson