

A most delightful, Grade II Listed two double bedroom cottage, set along a quiet residential street between the river and town centre.



RENT

£1,050 PCM

Ref: R2499

Address

On The Town
16 Brook Street Wood-
bridge
Suffolk
IP12 1BE



Mid-terrace house comprising : 12'6 sitting room, kitchen/ breakfast room and bathroom.

Two double bedrooms.

Courtyard gardens to the front and rear. Public car parks available nearby.

To let unfurnished on an Assured Periodic Tenancy

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

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

Location

On the Town is set along one of Woodbridge's most popular and picturesque residential streets, conveniently located for both the town centre and waterfront. Woodbridge is probably best known for its outstanding riverside setting, but also offers a good choice of schooling in both the state and private sectors and a wide variety of shops and restaurants. Recreational facilities include sailing on the River Deben, a number of well regarded local golf clubs, including Woodbridge Golf Club, which was founded in 1893, a cinema, as well as a wonderful network of footpaths. 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

This delightful, Grade II Listed two double bedroom semi-detached cottage will be found along Brook Street; one of the most popular residential locations within Woodbridge, that provides easy access to both the town centre and waterfront. The cottage itself presents extremely well, with an extremely light 12'6 sitting room, well fitted, contemporary styled kitchen/breakfast room and bathroom on the ground floor, whilst on the first floor there are two good size double bedrooms.

Outside there is a courtyard garden to the front, together with a very private courtyard garden to the rear, with rear gate that provides a useful pedestrian access if required. Parking is available nearby, at the Hamlin Road carpark that is operated by East Suffolk Council.





Services Mains electricity, water, drainage and gas. Gas fired combination 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>

Council Tax Band C; £2151.57 payable per annum 2026/2027

Local Authority East Suffolk Council

Viewing Strictly by appointment with the agent.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

June 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



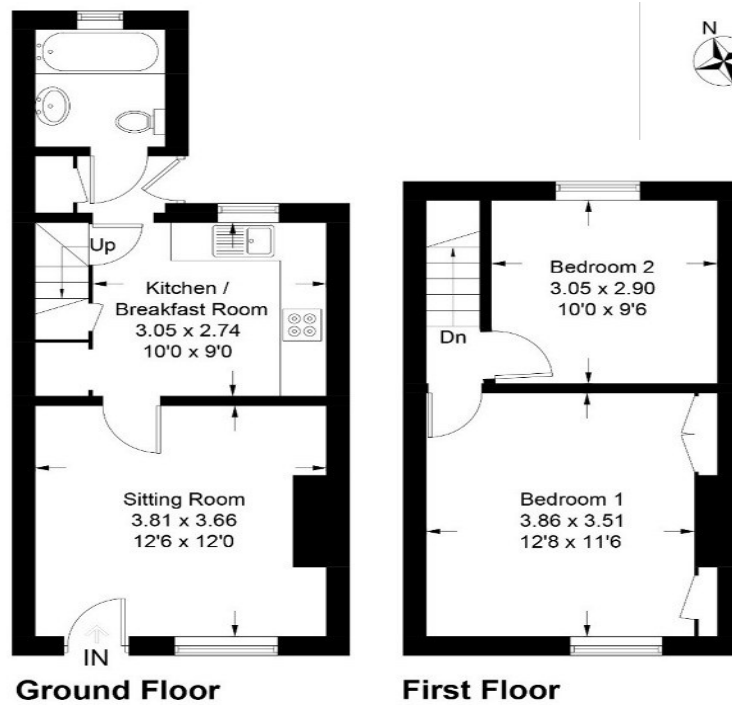
Directions

Proceeding in a easterly direction along Station Road, continue past the swimming pool complex, railway station and cinema on your right hand side. Take the third turning on your left into Brook Street, where the property will be found a short way along on the right hand side. Parking is available in the pay and display carpark at the end of Brook Street.

What3Words location: // conceals.pools.unhappy

On The Town, 16 Brook Street, Woodbridge

Approximate Gross Internal Area = 56.5 sq m / 608 sq ft



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