



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

GLADSTONE ROAD, WOODBRIDGE, IP12 1EF

TENURE : FREEHOLD

GUIDE PRICE £475,000

- Central Woodbridge
- Character Home
- Pretty Garden
- Three Bedrooms
- Generous Living Space
- Parking

THE ACCOMMODATION



Hall

With stairs off to the first floor and doors to...

Living Room 13' 11" x 9' 8" (4.24m x 2.95m)

With a bay window to front aspect, and a feature fireplace.

Dining Room 13' x 9' 8" (3.96m x 2.95m)

With a feature fireplace, window to rear aspect and a door to the...



Kitchen 12' 3" x 8' 3" (3.73m x 2.51m)

Fitted with a British Standard kitchen by Plain English Design with solid beech work surfaces, inset sink/drain, cooking range, door to the garden and open to the...

Utility Area 7' 2" x 6' 4" (2.18m x 1.93m)

The same kitchen and work surfaces extend in to the utility area, with plumbing for washing machine.



Landing

With stairs off to the second floor and doors to...

Bedroom One 10' 8" x 12' 6" (3.25m x 3.81m)

A good-sized double room with feature fireplace, built-in wardrobes and window to front aspect.

Bedroom Two 9' 6" x 7' 11" (2.90m x 2.41m)

With feature fireplace, built-in wardrobe and window to rear aspect.

Bathroom

Fitted with a WC, wash basin and claw-foot bath with shower over.

Bedroom Three 15' 3" x 12' (4.65m x 3.66m)

With restricted head height due to being built in to the roof space, and a central stairwell, with skylight window to front aspect.

Outside

To the front of the property is a brick-wall enclosed garden with planting beds. The rear garden has well-stocked beds, a patio area, lawn and brick walls to the boundaries. Note - there is a right of way to the rear of the garden allowing the neighbour to cross.

THE PROPERTY & LOCATION

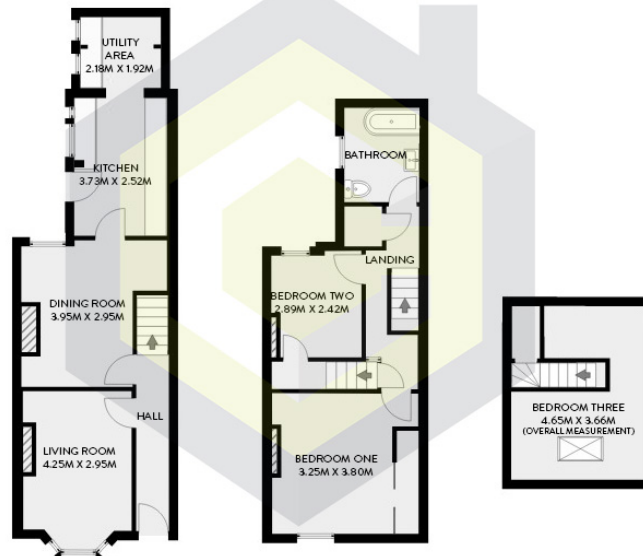
A superbly presented bay-fronted Victorian villa situated on a desirable private road in central Woodbridge. This character home offers well-proportioned accommodation over three floors comprising an entrance hall, living room, dining room, kitchen with utility area, three bedrooms and a bathroom. There's a pleasant garden, gas central heating and parking to the front.

The historic and 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! Gladstone Road is located in central Woodbridge within close proximity to the Thoroughfare with it's wide range of shops, cafes and restaurants on offer.



TO ARRANGE A VIEWING OF THIS PROPERTY OR

TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



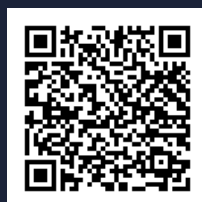
While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Council Tax Banding : D

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
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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