

A superbly presented two bedroom semi-detached property situated within the desirable village of Grundisburgh



RENT

£875 PCM

Ref: R1727

Address

50 Gurdon Road
Grundisburgh
Woodbridge
Suffolk
IP13 6XA



A two bedroom semi-detached house comprising; Entrance lobby, fitted kitchen, sitting room with staircase off and patio doors into the garden. To the first floor are two bedrooms and bathroom. Parking and garage to the rear with small enclosed garden.

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

50 Gurdon Road is situated in the very popular village of Grundisburgh, being only four miles from Woodbridge and about 10 miles from the County Town of Ipswich. Fast Inter-city trains from Ipswich to London's Liverpool Street station take just over the hour. The village itself benefits from a public house, a grocery store, a post office/gift shop and a hardware store. There is a primary school and village playing field with pavilion. Woodbridge is best known locally for its picturesque riverside setting with marina and associated boat services. It is also highly regarded for its good choice of schooling in both state and private sectors and offers a variety of shops, restaurants, theatre and recreational facilities.

The Heritage Coast lies within 12 miles with popular centres such as Orford, Aldeburgh, Thorpeness, Walberswick and Southwold all within easy reach.

Ground Floor

Entering through a partially glazed wooden door into

Entrance Hallway

With double panel radiator, smoke detector and doors giving access to a storage/coat cupboard. Doors lead to

Kitchen 9'5 x 5'5 (2.87m x 1.65m)

Fitted with a range of base and eye level kitchen units with wooden fascia doors and Formica rolltop worksurface over, inset with a one and a half bowl single drainer plasticised sink with mixer tap over. Integrated Belling single electric oven. AEG four ring gas hob and extractor hood above. Space and plumbing for washing machine. Space for fridge freezer. Double panel radiator and wall mounted heating and hot water controls.

Sitting/Dining Room 13'10 x 11'8 (max) (4.21m x 3.55m)

A well proportioned and very light room with fully glazed sliding patio doors giving access to the rear garden. A range of wall mounted shelving. Double panel radiator, telephone socket, TV aerial socket and Honeywell thermostat. Wonderful outlook over the enclosed landscaped garden.



First Floor

Landing

With hatch to attic, smoke detector and doors leading off to

Bedroom One 8’6 x 10’5 (max) (2.59m x 3.17m)

A good size double bedroom with window overlooking the rear garden. Double panel radiator, telephone socket, fitted wardrobe hanging cupboard and doors giving access to a storage cupboard.

Bedroom Two 8’10 (max) x 7’5 (2.69m x 2.26m)

A smaller double bedroom with double panel radiator and window looking over the rear.

Bathroom

Fully tiled and fitted with three piece suite in white, comprising low flush WC, wash hand basin with vanity style cupboard below and plastic panelled bath and tile mounted Aquastream shower above. Wall mounted mirror fronted medicine cabinet, double panel radiator and extractor fan.

Outside

50 Gurdon Road is situated in a quiet development close to the centre of the village. To the front of the property paved steps lead up to the front door which is flanked either side by floral beds and hedging. To the side of the property a high level wooden gate gives access to a delightful well maintained and landscaped rear garden which is nicely enclosed and can be accessed from the sitting room. It is mainly laid to shingle and edged by floral beds and fully enclosed by a high level wooden fence. There is a large garden shed (with electricity connected) available with the tenancy. To the rear there is a **single garage** and one parking space which can be accessed along the shared driveway adjacent to the property.

Viewing Strictly by appointment with the agent.

Services ins water, electricity, gas and drainage connected. Gas fired central heating.

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>

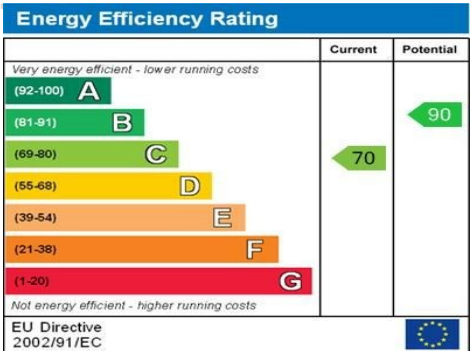
EPC Rating = C (Copy available from the agents upon request).

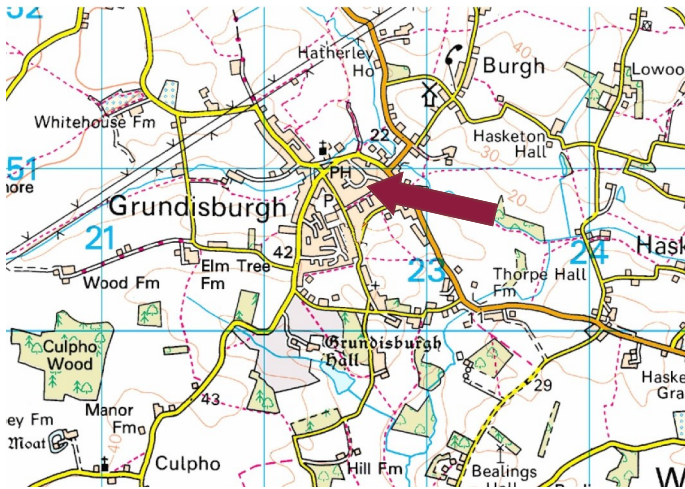
Council Tax Band B £1,761.82 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

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.

August 2026





Directions

Heading north along the A12 towards Woodbridge, immediately after the Shell garages take the third exit at the roundabout onto the B1079 signposted Grundisburgh and following for approximately two miles before forking left into Grundisburgh village. Before reaching the centre of the village take the left hand turning in Gurdon Road and the property will be found on the right hand side as identified by a Clarke and Simpson 'To Let' board.

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