



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

CASTLE STREET, WOODBRIDGE, IP12 1HN

TENURE : LEASEHOLD

GUIDE PRICE £200,000

- Second Floor Flat
- Two Bedrooms
- Two Balconies
- Plenty of Storage
- Gas Central Heating
- Double-Glazed Windows

THE ACCOMMODATION



Communal Entrance

The property has an initial ground floor lobby, with post-boxes and stairs off to the first floor. There's a lockable storage cupboard on the landing next to the entrance door to the flat.

Hall

Once in to the flat stairs lead off to the second floor to a landing with doors to...

Living Room 4.06m x 3.01m (13' 4" x 9' 11")

A good-sized living room with a feature fireplace and a balcony overlooking the park area opposite.

Kitchen 3.25m x 2.69m (10' 8" x 8' 10")

Fitted with a range of wall and base units, with work surfaces over, inset sink/drain unit, tiled splashbacks, electric oven, hob and cooker hood, plumbing for washing machine, built-in cupboards, and door to a further balcony.



Bedroom One 3.91m x 3.35m (12' 10" x 11')

A generous double bedroom with window to rear aspect.

Bedroom Two 4.34m x 1.75m (14' 3" x 5' 9")

With two windows to front aspect.

Bathroom

Fitted with a WC, wash basin and panelled bath with shower over, tiled splashbacks and window to rear aspect.

Outside

There is a further storage shed located outside on the ground floor and communal grounds to the front and rear of the building. While there is no allocated parking, there is general street parking available on the roads around the building.

THE PROPERTY & LOCATION

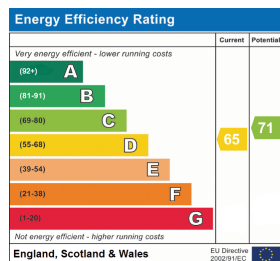
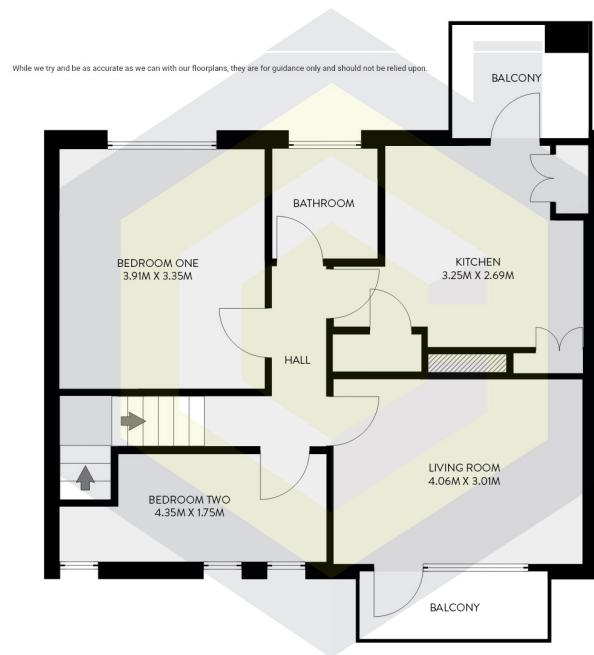
A well-presented second floor flat within a popular location, close to the town centre and overlooking a park. The accommodation comprises two bedrooms, a living room, kitchen and bathroom. There are two balconies, double-glazed windows, gas central heating and no onward chain.

The historic, 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. Castle Street is ideally situated for local amenities and services including shops and schools. It's also great for access into the Town Centre or out of the town on the A12 to Ipswich and beyond. Woodbridge station has connections to Ipswich, and onward to London.

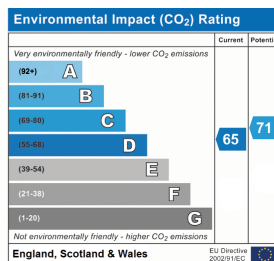


TO ARRANGE A VIEWING OF THIS PROPERTY OR

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



Address: WOODBRIDGE, IP12



Council Tax Banding : A

Service Charge: 1100 pa

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
CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES
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