



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

CUMBERLAND STREET, WOODBRIDGE, IP12 4AG

TENURE : FREEHOLD

GUIDE PRICE £240,000

- Grade II Listed Cottage
- Two Bedrooms
- Feature Fireplace
- Central Woodbridge Location
- Ground Floor Shower Room
- Gas Central Heating

THE ACCOMMODATION



Living Room *10'9 max (10'4 min) x 10'*

Window to front, feature fireplace with brick surround and hearth, built in cupboard, radiator, original style brick flooring and door to...

Kitchen *10'8 x 10'4 max (7'7 min)*

Double glazed sash style window to side, stable door to side leading into the garden, stairs to first floor, wall and base units with single sink and drainer, built in oven, hob with filter over, fridge, space for freezer, tiled floor, radiator and door to...

Shower Room

Double glazed sash window to rear, shower enclosure, pedestal wash basin, WC, extractor fan, tiled floor, radiator and a fitted cupboard housing washing machine and wall mounted gas boiler.



First Floor Landing

Loft access, radiator and doors to...

Bedroom One *13'1 max (11'11 min) x 6'5 max (5'4 min)*

Window to front and side and radiator.

Bedroom Two *9' x 6'7*

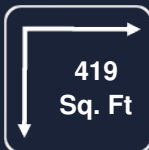
Window to rear and radiator.

Outside

From the kitchen stable door there is a shared side passage leading to the rear garden which has grass and paved areas, shrub beds and wooden shed. Agents Note: The neighbour has a right of access from their kitchen to their garden via the shared passageway. This property has a right of way over that neighbour's garden, giving rear access to the property.

THE PROPERTY & LOCATION

A Charming and well presented Grade II Listed two bedroom Cottage believed to date back to the early 1700's. The property is in a great location close to the town centre, railway station, leisure centre and the River Deben where there are beautiful walks in either direction. A great first home which has also been used previously as a successful holiday let. 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! The property is located in central Woodbridge within close proximity to the Thoroughfare with it's wide range of shops, cafes and restaurants on offer.

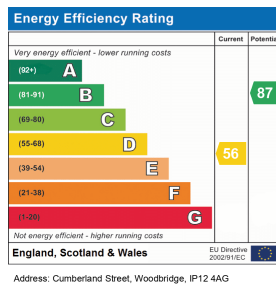


TO ARRANGE A VIEWING OF THIS PROPERTY OR

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 : B

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



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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