





High Street, Wickham Market, Woodbridge IP13 0RA

william h brown

welcome to

High Street, Wickham Market, Woodbridge

A two double bedroom Tudor cottage situated in a prime Wickham Market high street location. The property has a study area, utility area, and ground floor shower room, and a beautifully landscaped rear garden, as well as on street parking nearby.

Lounge
Composite door to front aspect. Double glazed sash window to front aspect. A beautifully presented lounge with exposed painted beams. Ample space for furniture. Radiator.

Study
Part of the 16th century build of this stunning cottage is the study space which has exposed beams and timbers. Partially clad.

Kitchen / Diner
A stunning open plan room, flooded with natural light by a double glazed window to the rear aspect. tiled flooring in kitchen. Understairs storage cupboard and additional storage cupboard. Partially clad. Additional shelving. Radiator.

The kitchen has a range of wall and base units over areas of wood effect work surface. Stainless steel sink and drainer unit with one and a half bowl and chrome mixer tap. Tiling to splashbacks. Space for cooker.

Utility Room
Double glazed window to side aspect. Door leading to garden. Tiled flooring. Space for fridge/freezer and washing machine. Sliding door leading to:-

Shower Room
Double glazed window to side aspect. Suite comprising low level WC, pedestal wash hand basin and corner shower with glass enclosure. partially tiled walls. Tiled flooring. Two radiators. Extractor fan.

Landing
Fitted book shelves and meter cupboard.

Bedroom One
Double glazed sash window to front aspect. Alcove with fitted wardrobes for ample storage. Radiator.

Bedroom Two
Double glazed window to rear aspect. Exposed beams. Radiator.

Rear Garden
The stunning cottage style garden has been completely landscaped by the current vendors and benefits from the afternoon sun. Fully enclosed borders, hardstanding path to the side. Outside tap and power point. Brick shed and further seating area. A walkway leads to the rear of the garden where there is a gate, additional shed and summer house. Large stoned area with adjacent flower beds and borders.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









view this property online williamhbrown.co.uk/Property/WBG109584

welcome to

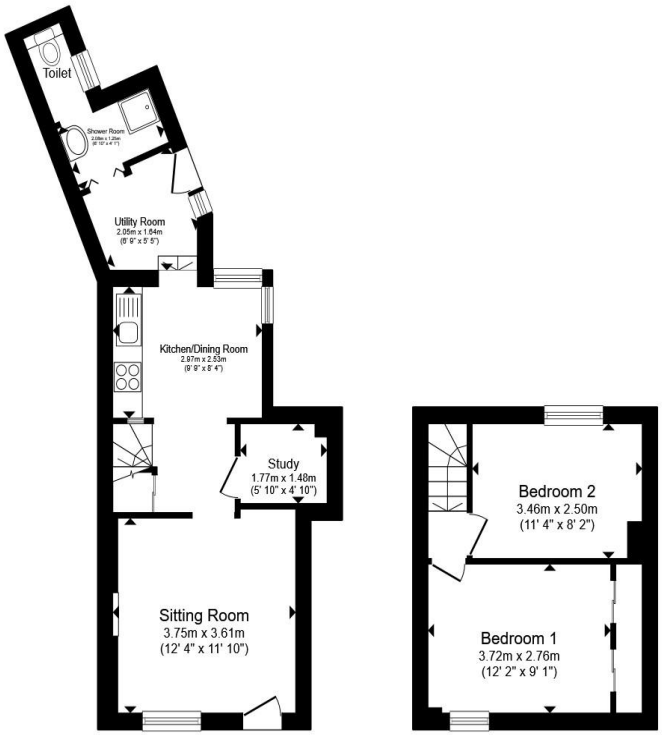
High Street, Wickham Market, Woodbridge

- Two double bedrooms
- Attractive Tudor cottage
- Prime Wickham Market high street location
- On street parking nearby
- Ground floor shower room

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers in the region of

£225,000



Total floor area 60.3 m² (649 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

view this property online williamhbrown.co.uk/Property/WBG109584

The Property Ombudsman

Property Ref:
WBG109584 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01394 380280

Woodbridge@williamhbrown.co.uk

16 Church Street, WOODBRIDGE, Suffolk, IP12 1DH

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.