



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

SPARROWS CROFT ROAD, RENDLESHAM, IP12 2TG

TENURE : LEASEHOLD

GUIDE PRICE £175,000

- Ground Floor Flat
- Unusually Large Garden
- Living Room
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Allocated Parking Space

THE ACCOMMODATION



Hall

Side entrance door, built-in cupboard, built-in airing cupboard, electric heater, doors to...

Kitchen 15' 8" x 12' 0" (4.78m x 3.66m)

Window to side and front, wall and base units with 1.5 sink and drainer, space for cooker, fridge/freezer, washing machine and dishwasher, electric heater and opening to...

Living Room 19' 11" x 11' 8" (6.07m x 3.56m)

Also accessed from the hall, a spacious room with electric heater and double doors out into the garden.

Bedroom One 12' 1" (plus wardrobes) x 9' 1" (3.68m x 2.77m)

A double bedroom with window to front and built-in double wardrobe.

Bedroom Two 12' 1" x 9' 1" (3.68m x 2.77m)

Another double bedroom with window to front and built-in double wardrobe.

Shower Room

Stylish modern suite with panelled bath and shower over, fitted cupboards with integral wash basin and WC, tiled flooring, part tiled walls and extractor fan.

Outside

There is a larger than normal garden for these flats! Immediately from the living room there is a patio and grassed area with flower and shrub beds and hedging. There is a further garden at the side where you will find two sheds (one for the upstairs flat which they have access to) and then beyond that a further area of garden again mainly laid to grass and enclosed by fencing. There is an allocated parking space in the communal parking area close to the flat.

Lease details:

955 years remaining on the lease, Ground rent, insurance and service charges circa £600pa.



THE PROPERTY & LOCATION

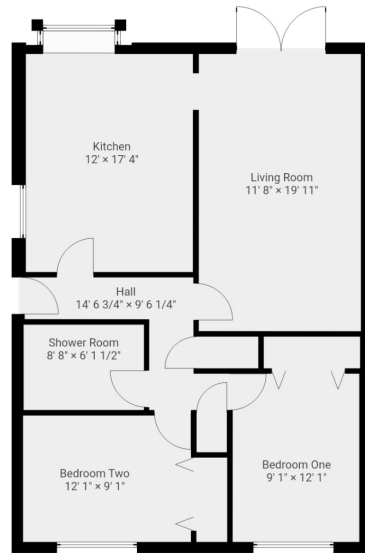
A spacious ground floor flat with two double bedrooms, plenty of built in storage, large Kitchen/Breakfast Room and Living Room, stylish modern bathroom, allocated parking and a larger than typical wrap around garden providing excellent outside space.

Rendlesham is situated approximately six miles from the riverside town of Woodbridge and offers a good level of amenities including a convenience store, NHS Dental Practice and regular bus service in to Woodbridge. There is a modern primary school, (rated Good by Ofsted), and nearby Rendlesham Forest offers beautiful natural surroundings and pleasant walks. To the north, along the coast, Aldeburgh is approximately 15 minutes by car.

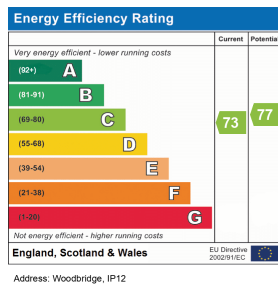


TO ARRANGE A VIEWING OF THIS PROPERTY OR

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 : A

We understand from our vendor that the property is connected to mains 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