



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**HACKNEY TERRACE, MELTON, IP12 1NN**

**TENURE : FREEHOLD**

**OFFERS OVER £500,000**

**CR-EA.CO.UK**

**01394 547000**

**42 MARKET HILL, WOODBRIDGE, IP12 4LU**

# THE ACCOMMODATION



## Entrance Hall

With stairs off to the first floor and door to the...

## Loung/Diner 6.02m x 3.78m (19' 9" x 12' 5")

Open plan living space with feature fireplace, dual aspect windows, understairs storage and door to the...

## Kitchen 3.58m x 2.59m (11' 9" x 8' 6")

Fitted with a range of wall and base units, with electric cooker point, plumbing for washing machine, inset sink/drain unit, door to the Annexe and door to the rear lobby, which has a door to the garden, a storage recess and door to the...

## Bathroom

Fitted with a panelled bath with shower over, WC and wash basin.

## First Floor Landing

With doors to...

## Bedroom One 3.24m x 3.09m (10' 8" x 10' 2")

With fitted storage and window to front aspect.

## Bedroom Two 3.67m x 2.75m (12' x 9' )

Maximum measurements provided. Window to rear aspect and fitted storage.

## Bedroom Three 3.10m x 2.10m (10' 2" x 6' 11")

With window to front aspect.

## Annexe

## Living Room 3.79m x 3.59m (12' 5" x 11' 9")

With doors to...

## Kitchen 2.70m x 2.46m (8' 10" x 8' 1")

## Bedroom 2.71m x 2.37m (8' 11" x 7' 9")

## Shower Room

## Outside

The surrounding garden has lawns, planting beds and fencing/hedging to boundary.

## PLANNING PERMISSION

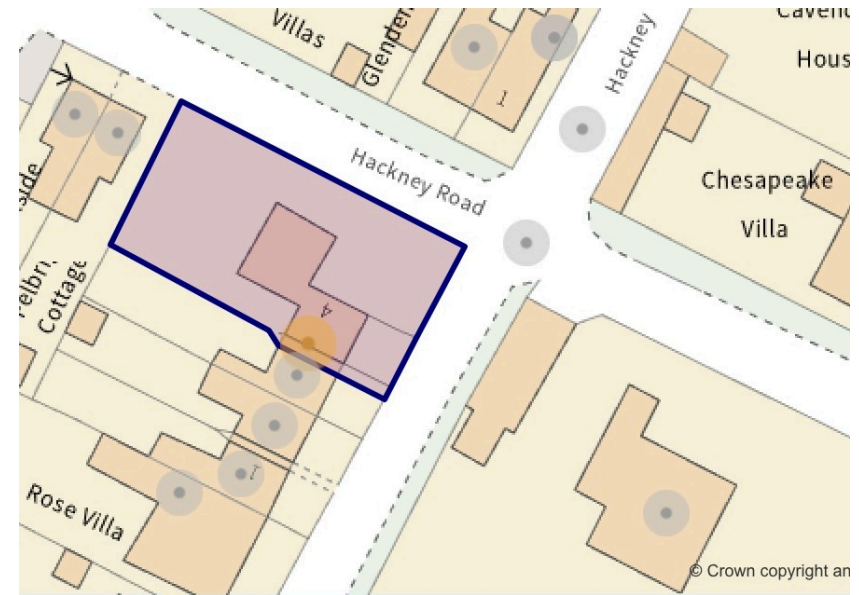
Planning has been granted for the demolition of the annexe and the erection of a single two-storey dwelling, and an extension to the rear of no 4 itself. For further information please go to the following link - <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?keyVal=QFK6NZQX06O00&activeTab=summary>



# THE PROPERTY & LOCATION

A development opportunity for refurbishment and new build property within a popular location on the outskirts of Woodbridge Town Centre. The property currently offers a three bedroom main home with a one bedroom annexe, a large garden and no onward chain.

Hackney terrace is well located for local amenities, the town centre and all the shopping and leisure facilities the town has to offer. Melton gives access to the river Deben which offers beautiful walks and is popular with sailing enthusiasts. Other local areas of interest include Rendlesham Forest, Shingle Street beach at Hollesley and the Heritage coast including Aldeburgh is a short drive to the north.



TO ARRANGE A VIEWING OF THIS PROPERTY OR  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Planning Permission Granted For New Build Home & Extension To Existing
- Three Bedroom Home & Annexe
- Generous Garden
- No Onward Chain

Council Tax Banding : EAST SUFFOLK - C

Address: Melton, IP12



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