



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**SPARROWS CROFT ROAD, RENDLESHAM,  
WOODBIDGE, SUFFOLK, IP12 2TG**

**TENURE : LEASEHOLD**

**OFFERS OVER £160,000**

**CR-EA.CO.UK**

**01394 547000**

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





## Entrance Hall

With storage cupboard, airing cupboard and doors to...

## Kitchen/Diner *4.77m x 3.71m (15.65ft x 12.17ft)*

(measurements exclude bay) A large kitchen/dining area with an extensive range of wall and base units with work surfaces over, stainless steel sink/drainage unit, built-in electric oven, hob and cooker hood.

## Living Room *6.09m x 3.58m (19.98ft x 11.75ft)*

A large living room with access back to the hallway.



## Bedroom One *3.68m x 3.57m (12.07ft x 11.71ft)*

A generously proportioned double bedroom with built-in double wardrobe.

## Bedroom Two *3.68m x 2.79m (12.07ft x 9.15ft)*

Another good double room with high-level box bay window.

## Bathroom

Fitted with a three-piece suite comprising WC, wash basin and "P"-shaped shower bath with shower over.



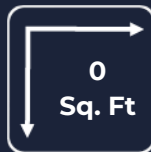
## Outside

The property has access to a storage shed in the garden (The garden itself is owned exclusively by the ground floor flat), and there's an allocated parking space.

## THE PROPERTY & LOCATION

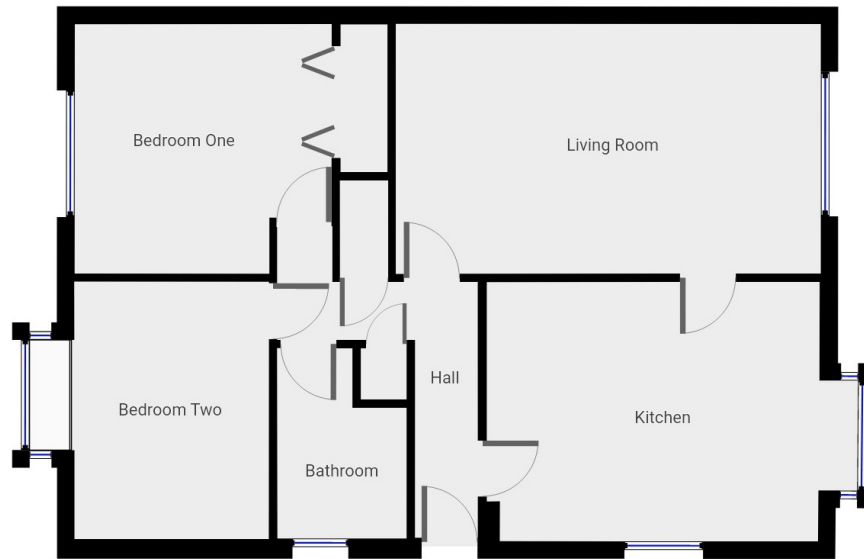
A spacious first floor flat situated in a popular position within the Rendlesham development, some six miles from Woodbridge. The property is currently tenanted with an assured shorthold tenancy in place, and has double glazed windows, electric heating and allocated parking.

Situated on the popular Rendlesham development some 6 miles from Woodbridge with Aldeburgh and the Heritage Coast in the other direction, the Village has grown and matured with a great sense of community. The centre has a convenience store, vets, hairdressers, bar and there are numerous play areas, plus a primary school rated Good by Ofsted and a doctors surgery and NHS dental practice.



TO ARRANGE A VIEWING OF THIS PROPERTY OR

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Sparrows Croft Road, Rendlesham, Woodbridge, Suffolk

- **Spacious First Floor Flat**
- **Large Living Room & Kitchen/Diner**
- **Allocated Parking**

- **Two Double Bedrooms**
- **No Onward Chain**

**Council Tax Banding : A**



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