

8 Library Mews, Rendlesham, Woodbridge, IP12 2BF



4 bedrooms
1 reception room
2 bathrooms

Leasehold

Guide Price

£265,000

Subject to contract

Family home



Situated in a popular residential area, close to the local shops and primary school, is this well presented four bedroom mid terrace home, set over three floors with off road parking.

Some details

General information

Situated in a popular residential area, close to the local shops and primary school, is this well presented four bedroom mid terrace home, set over three floors with off road parking.

The front door opens into the entrance hallway, where stairs rise to the first floor, and there is a ground floor wc. The kitchen is located at the front of the property and has been fitted with a variety of eye level and base units with worktops over, and a sink and drainer. There is a fitted oven with gas hob and extractor fan, and space for a washing machine and fridge freezer. Along the hallway is the sitting/dining room which has been fitted with wood effect flooring, a large storage cupboard and has French double doors to the patio and garden beyond.

The first floor comprises of three bedrooms and the main bathroom. Bedroom two enjoys a front aspect with a fitted double wardrobe and bedroom three has a window to the rear aspect, similarly to bedroom four. The main bathroom has been fitted with a panelled bath, wc and basin.

The second floor offers the main bedroom suite, which has a dressing area with two double wardrobes and an ensuite shower room.

Kitchen

10' 8" x 8' 1" (3.25m x 2.46m)

Sitting/dining room

15' 8" x 13' 7" (4.78m x 4.14m)

WC

5' 3" x 3' 1" (1.6m x 0.94m)

Bedroom two

11' 2" x 8' 7" (3.4m x 2.62m)

Bedroom three

11' 2" x 8' 8" (3.4m x 2.64m)

Bedroom four

8' 8" x 6' 10" (2.64m x 2.08m)

Bathroom

6' 10" x 5' 7" (2.08m x 1.7m)

Bedroom one

21' 2" x 12' 1" (6.45m x 3.68m)

Ensuite

7' 10" x 5' 2" (2.39m x 1.57m)

Outside

The property is approached by a path leading up to the front door. The parking area is located at the front of the property, which is maintained by the freeholder.

The rear garden has a patio area, proving space for outdoor furniture and alfresco dining. The remainder of the garden is securely fenced with a lawn and space for a garden shed. There is a gate providing rear access from Forest Gardens.

Location

Rendlesham is a small village located to the north east of both Ipswich and Woodbridge and provides straight forward access to the A12 and in turn A14 with excellent route ways to the north and south of the County. The village benefits from a local shop, doctors surgery, dentist, primary school, various takeaway services, a hairdressers and community centre and Rendlesham Forest is an extremely popular area with families. The village is approximately 6 miles from the market town of Woodbridge which provides a further range of amenities and also offers convenient access to the Heritage Coast, whilst the market town of Woodbridge is a short car ride away. Aldeburgh and Southwold are stunning coastal locations within a comfortable drive, whilst Ipswich provides an extensive range of facilities including many restaurants, wine bars and national/independent retailers.

Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property. We understand from the sellers that a new boiler was installed in the early part of 2023.

Tenure - Leasehold

Lease length - 983 years remaining

Ground rent - £200p/a

Service charge - £240p/a

EPC rating - C

Our ref - JED

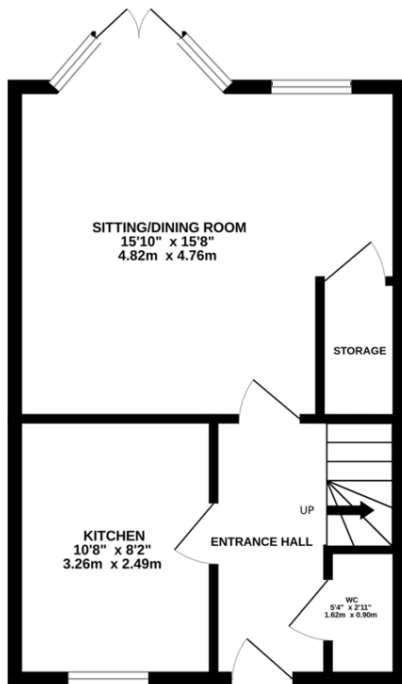
Directions

From our Woodbridge office, proceed along Quayside and turn right onto Melton Road. Continue downhill to the crossroads and take the right hand turn onto Wilford Bridge Road. Proceed over the railway crossing and take the first exit on the roundabout, onto the A1152. Take the left to stay on the A1152, signposted to Rendlesham, and proceed through the village of Eyke and eventually onto Rendlesham. Take the left hand turn onto Acer Road and then the second left onto Sycamore Drive. Take the next right onto Walnut Tree Drive and continue along where Library Mews can be found on the right hand side.

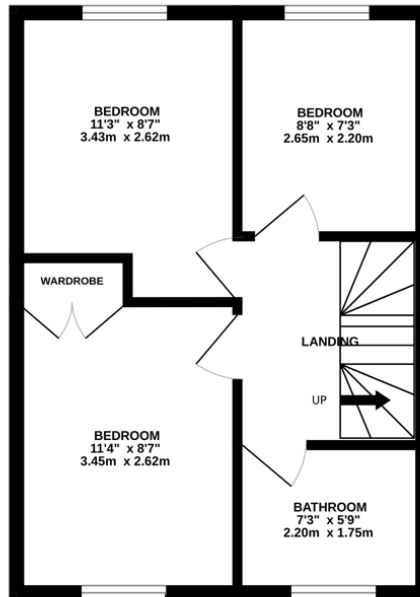
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

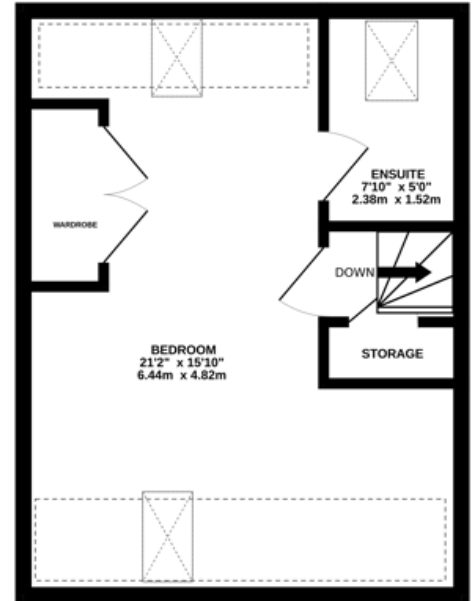
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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