



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

UFFORD, WOODBRIDGE, SUFFOLK, IP13 6EJ

TENURE : FREEHOLD

GUIDE PRICE £300,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall

A welcoming hallway with skylight window, wooden flooring, airing cupboard and two further storage cupboards - one of which houses plumbing for washing machine.

Open Plan Living Room 17' 7" x 11' 4" (5.36m x 3.45m)

A generously proportioned lounge and dining area with vaulted ceiling, windows and double aspect patio doors on each wall of the south-eastern corner and wooden flooring with underfloor heating.



Kitchen Area 10' 10" x 7' 4" (3.30m x 2.24m)

Fitted with a range of wall and base units with work surfaces over, stainless steel sink/drainage unit, built-in dishwasher, fridge/freezer, electric oven, gas hob and cooker hood.



Bedroom One 10' 11" x 10' 7" (3.33m x 3.23m)

A good-sized double bedroom with patio doors to the side aspect.

Bedroom Two 10' 11" x 6' 10" (3.33m x 2.08m)

With window to side aspect.

Bathroom

Fitted with a three-piece suite comprising a p-shaped shower bath, wash basin and hidden cistern WC, tiled walls chrome towel radiator.

Outside

The property has a shingled driveway providing off road parking and a garden with a generous patio and a lawn with outside tap and double power socket.

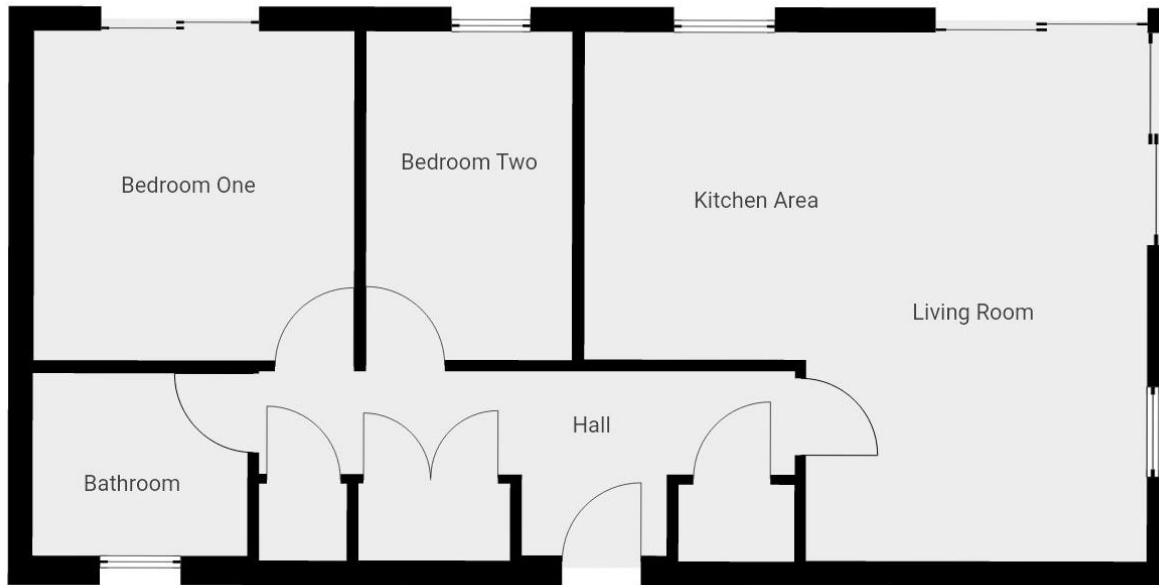
THE PROPERTY & LOCATION

Built in 2009 this is a superbly presented two bedroom single storey home in the popular village of Ufford close to Woodbridge with nearby country walks, an excellent public house, a church and playing field.

Accommodation includes an open plan living and kitchen area with vaulted ceiling and feature corner picture window and doors. Outside there are lawn, decking and patio areas plus a shingled area providing off road parking.



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+)	A		91
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Ufford, Woodbridge, Suffolk, IP13

- No Onward Chain
- Built in 2009
- Off Road Parking

Council Tax Banding : C

- Two Bedroom Single Storey Home
- Open Plan Kitchen/Living Area with Vaulted Ceiling
- Charming Village Location



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