



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

CASTELL CLOSE, WICKHAM MARKET, IP13 0QZ

TENURE : FREEHOLD

GUIDE PRICE £260,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall

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

Cloakroom

Fitted with a WC and wash basin.

Kitchen 2.56m x 2.37m (8' 5" x 7' 9")

Fitted with a range of wall and base units, work surfaces over, electric oven, gas hob and cooker hood, inset sink/drain unit, plumbing for washing machine and dishwasher, window to front aspect.



Living Room 4.50m x 3.11m (14' 9" x 10' 2")

With window and door overlooking and giving access to the rear garden.

First Floor Landing

With airing cupboard and doors to...

Bedroom One 3.38m x 3.12m (11' 1" x 10' 3")

(Measurement excludes recess) A good-sized bedroom with two windows to front aspect, and built-in double wardrobe.



Bedroom Two 3.06m x 2.29m (10' x 7' 6")

With window to rear aspect.

Bathroom

Fitted with WC, wash basin and panelled bath with window to rear aspect.

Outside

To the front of the property is an open garden with planting beds and an allocated parking space. The rear garden has a patio and lawn with a further hardstanding area, all enclosed by fencing.

Services

We understand from the vendor that the property is connected to mains gas, electricity, water and drainage.

THE PROPERTY & LOCATION

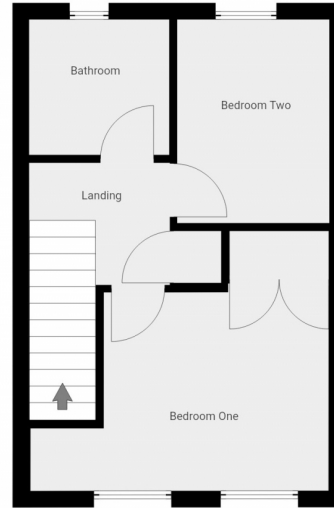
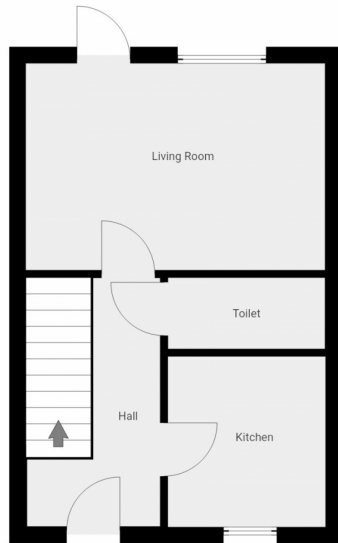
Situated in a cul-de-sac set back from the road this well-presented end-terraced home offers two bedrooms, a first floor bathroom, a cloakroom, allocated parking, gas central heating and double glazed windows. We see this property appealing to a wide range of potential buyers; those looking for a first home, downsizing or investment.

Wickham Market is a large village in the River Deben Valley of Suffolk, close to Woodbridge and several other destinations of interest close to the Heritage Coast. The area boasts a huge range of amenities including schools, shops, restaurants and some beautiful walks and leisure facilities. It doesn't take too long to get to the A12, and nearby Campsea Ash has a mainline railway station.



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 possible with our floorplan they are provided for guidance only and are not to be relied upon.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		97
(81-91)	B	83	
(69-80)	C		
(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: Castell Close, Wickham Market, IP13

- **Modern Home In Cul-De-Sac**
- **Cloakroom**
- **Gas Central Heating & Double Glazed Windows**
- **Well Presented Throughout**
- **Two Bedrooms**
- **First Floor Bathroom**
- **Allocated Parking**
- **Private Enclosed Rear Garden**

Council Tax Banding : B



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