



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

JACOBS WAY, WOODBRIDGE, IP12 1DQ

TENURE : FREEHOLD

GUIDE PRICE £450,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall

With doors to the Cloakroom and the Kitchen/Diner

Cloakroom

Fitted with a WC and wash basin.

Kitchen/Diner 3.48m x 3.84m (11' 5" x 12' 7")

(max measurements provided) A fantastically appointed kitchen with a sash window to the front with shutters. The kitchen is fitted with a range of wall and base units and marble work surfaces with a sunken ceramic sink, a filtered mixer tap, water softener, an integrated NEFF induction hob and cooker hood above. Further integrated appliances include; a slimline dishwasher, a larder fridge and freezer, and a NEFF double oven. There's a utility cupboard with plumbing for a washing machine and shelving above.



Living Room

(max measurements provided) A well-proportioned living room with a feature fireplace with stone surround and inset gas fire, with fitted storage cupboards in the alcoves, a window and glazed double doors overlooking and giving access to the garden, and stairs leading to the first floor.



First Floor Landing

With airing cupboard and doors to...

Bedroom One 3.89m x 2.65m (12' 9" x 8' 8")

A good-sized double bedroom with built-in wardrobe and window to rear aspect.

Bedroom Two 3.43m x 2.65m (11' 3" x 8' 8")

Another good double with built-in wardrobe and window to front aspect.

Bedroom Three 2.73m x 2.14m (8' 11" x 7')

With built-in wardrobe and window to rear aspect.

Bathroom

Fitted with a P-shaped shower bath, WC and wash basin with tiled splashbacks, towel radiator and window to front aspect.

Outside

To the front of the property is a small shingled garden with a hedge to the boundary. The rear garden has a patio area with a composite decked floor, an artificial lawn with well-stocked planting beds and a white stone path leading to the gate which gives access to the bin-store area and parking beyond.

Agents Note

As with many modern developments, there is an annual service charge payable of around £250. This covers some insurance and maintenance costs.

THE PROPERTY & LOCATION

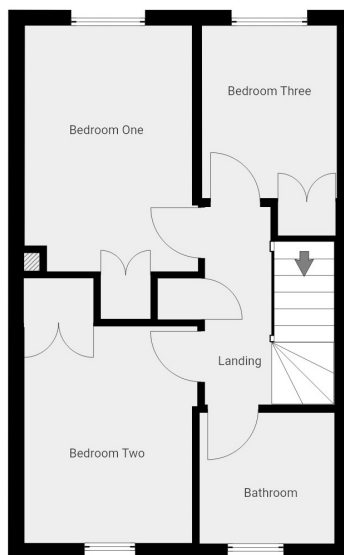
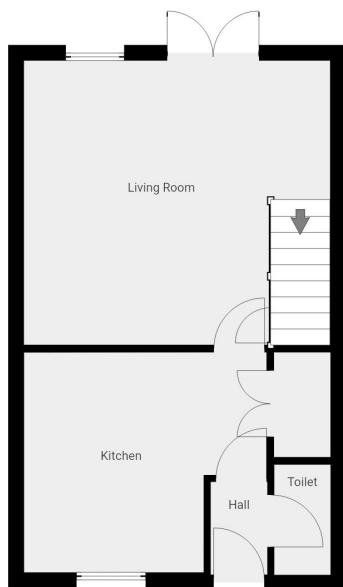
A superbly located three-bedroom townhouse in central Woodbridge with no onward chain. Built in the late 1990s with a real sense of style and elegance this row of terraced homes offer well-proportioned accommodation, allocated parking and low maintenance inside and out. Having been carefully refurbished throughout, with a beautiful bespoke kitchen, a recently installed replacement boiler and a landscaped rear garden.

Located in Central Woodbridge, this home is well-situated to enjoy all the recreational facilities the town has to offer including the River Deben, the Thoroughfare with its array of shops, cafes and restaurants, and is within walking distance of the railway station with excellent links to London, Liverpool Street.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000

While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C	74	
(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: Jacobs Way, Woodbridge, IP12 1DQ

- **Central Woodbridge**
- **Beautifully Presented Throughout**
- **Cloakroom**
- **Allocated Parking**

- **Three Bedrooms**
- **Kitchen/Diner**
- **Low-Maintenance Garden**
- **No Onward Chain**

Council Tax Banding : D



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