



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

ADMIRALS WALK, WOODBRIDGE, IP12 1JN

TENURE : FREEHOLD

GUIDE PRICE £220,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall

With stairs off to the first floor, large storage cupboard, understairs recess, and doors to...

Cloakroom

Fitted with a two-piece suite comprising WC and wash basin.

Kitchen/Diner 6.55m x 2.64m (21' 6" x 8' 8")

A generously proportioned family space fitted with an extensive range of wall and base units with roll-edged work surfaces, built-in electric oven, gas hob and cooker hood, plumbing for dishwasher and washing machine, inset stainless steel sink/drainer unit, window to front aspect, door to living room and door to...



Conservatory/Lobby 2.44m x 1.37m (8' x 4' 6")

With door to the rear garden.

Living Room 4.11m x 3.15m (13' 6" x 10' 4")

A good-sized living room with window to rear aspect and door back to the hallway.



First Floor Landing

With large airing cupboard, and doors to...

Bedroom One 4.11m x 3.20m (13' 6" x 10' 6")

A good-sized double bedroom with wooden floor, window to rear aspect.

Bedroom Two 3.99m x 2.74m (13' 1" x 9')

A second double room with window to rear aspect.

Bedroom Three 2.62m x 2.46m (8' 7" x 8' 1")

A good third bedroom with window to front aspect.

Bathroom

Fitted with a three-piece suite comprising WC, wash basin and bath with shower over and tiled splashbacks.

Outside

The property is approached through a private, gated garden laid to patio, with hedging and fencing to boundary. The rear garden is also laid to patio, with storage shed and fences to boundary. There are double gates at the rear providing access for a vehicle to be parked in the rear garden.

THE PROPERTY & LOCATION

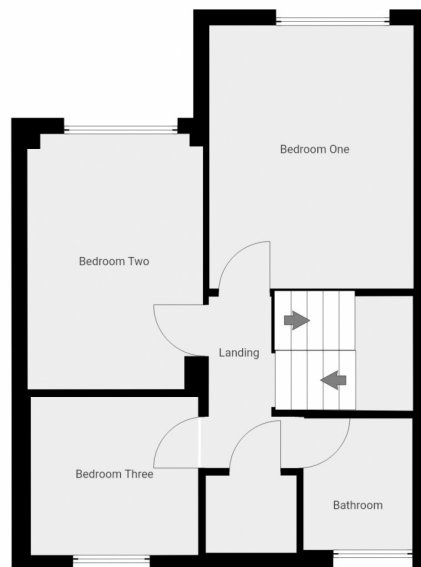
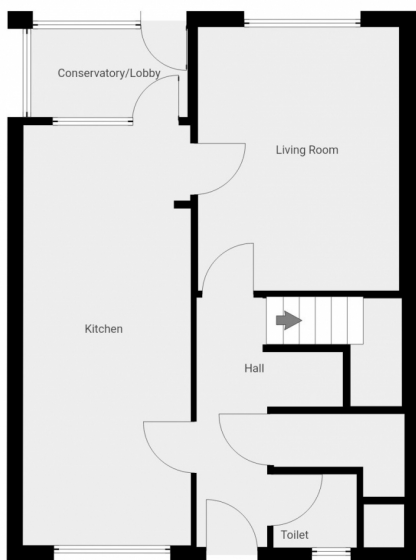
A well-maintained three bedroom end-terraced home within a popular location in Woodbridge. The property offers excellent accommodation with family-oriented kitchen/diner, living room and has the benefit of a ground floor cloakroom and first floor bathroom. The property is available with no onward chain.

Woodbridge is famous for it's riverside setting; nestled on the banks of the Deben it is particularly popular with sailing enthusiasts. The town is well serviced by a mainline rail station with links to London and the A12 is on the outskirts with Ipswich and Aldeburgh within easy travelling distance.



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		82
(69-80)	C		
(55-68)	D	58	
(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: 10 Admirals Walk, IP12

- End Terraced House
- Kitchen/Diner
- Double Glazed Windows

- Three Bedrooms
- Gas Central Heating
- No Onward Chain

Council Tax Banding : B



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