



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

PARKLANDS, UFFORD, IP13 6ES

TENURE : FREEHOLD

GUIDE PRICE £250,000

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 the...

Living Room 4.83m x 3.30m (15' 10" x 10' 10")

A generously proportioned living room with window to front aspect.

Kitchen 3.92m x 2.93m (12' 10" x 9' 7")

Fitted with a range of wall and base units with work surfaces over, built-in electric oven, hob and cooker hood, stainless steel sink/drain unit, built-in cupboard housing boiler and further storage cupboard, door to the rear garden and door to the...



Cloak/Utility Room

With WC and wash basin, work surface and plumbing for washing machine.

First Floor Landing

With airing cupboard and doors to...

Bedroom One 3.91m x 3.09m (12' 10" x 10' 2")

A good-sized double bedroom with window to front aspect.

Bedroom Two 4.01m x 2.50m (13' 2" x 8' 2")

Another good double room with window to rear aspect.

Bedroom Three 2.97m x 2.27m (9' 9" x 7' 5")

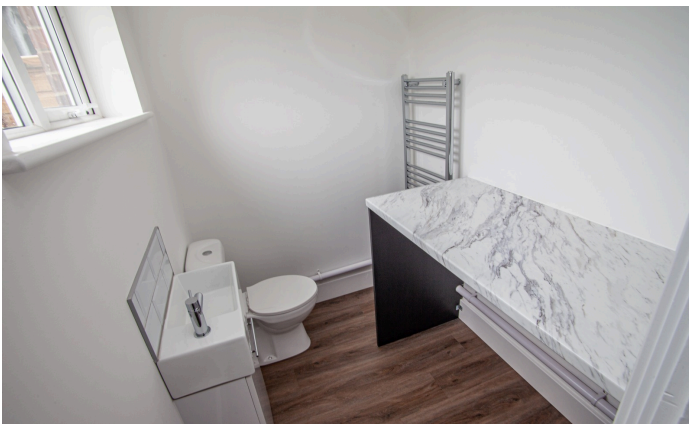
With window to front and built-in storage.

Bathroom

Fitted with a WC, wash basin and bath with shower over, part-tiled walls and window to rear aspect.

Outside

To the front of the property is a lawned garden with beds and a pathway to the front door. The rear garden has a shingled area, lawn and a hardstanding parking space.



THE PROPERTY & LOCATION

Set within a no-through road this recently refurbished home is available with no onward chain and comprises an entrance hall, living room, kitchen, cloak/utility room, three bedrooms and first-floor bathroom. The property has undergone a program of comprehensive updating including kitchen and bathroom, and benefits from gas central heating, double-glazed windows and off-road parking.

Ufford is situated on the outskirts of Woodbridge on the North East side of the town and has handy access to the A12, to the numerous beautiful rural, forest and riverside walks the area has to offer and the amenities and facilities one would expect of a Market Town in Woodbridge itself. There are two great pub/restaurants within the village and a good-sized Co-op store in Wickham Market a couple of miles up the road too!



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		85
(69-80)	C		
(55-68)	D	60	
(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: Parklands, Ufford, IP13 6ES

- Popular Village Location
- Recently Refurbished Throughout
- Gas Central Heating
- Off Road Parking

- Three Bedrooms
- Utility/Cloakroom
- Double Glazed Windows
- No Onward Chain

East Suffolk Council Tax Banding : B



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU
T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK
CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES
REGISTERED NUMBER: 9421778
REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU