

*A two double bedroom ground floor apartment with parking and courtyard gardens, set along The Thoroughfare in the centre of Woodbridge.*

Guide Price

£295,000 Leasehold

Ref: P6540/J

97A The Thoroughfare

Woodbridge

Suffolk

IP12 1AS



Entrance lobby, 16' sitting room, kitchen/dining room and bathroom.

Bedroom with en-suite cloakroom, and second double bedroom.

Two courtyard gardens.

Parking for up to two vehicles.

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## Location

The property can be found in the very centre of the historic market town of Woodbridge, in a tucked away location accessed via The Thoroughfare. Probably best known for its outstanding riverside setting, Woodbridge offers a good choice of schooling in both the state and private sectors and a wide variety of shops and restaurants, a cinema/theatre and marina. Recreational facilities include sailing on the River Deben, a number of well regarded local golf clubs, including Woodbridge Golf Club, which was founded in 1893, a cinema, sports centre, as well as a wonderful network of footpaths. Woodbridge also benefits from rail links to Ipswich, where Inter City rail services to London's Liverpool Street station take just over the hour. The popular Heritage Coastline destinations of Orford and Aldeburgh are approximately 10 miles and 15 miles respectively. The County Town of Ipswich is approximately 8 miles to the south-west.

## Description

97A The Thoroughfare comprises a light and spacious ground floor two double bedroom apartment in the centre of Woodbridge, with the huge added benefit of designated parking for up to two vehicles.

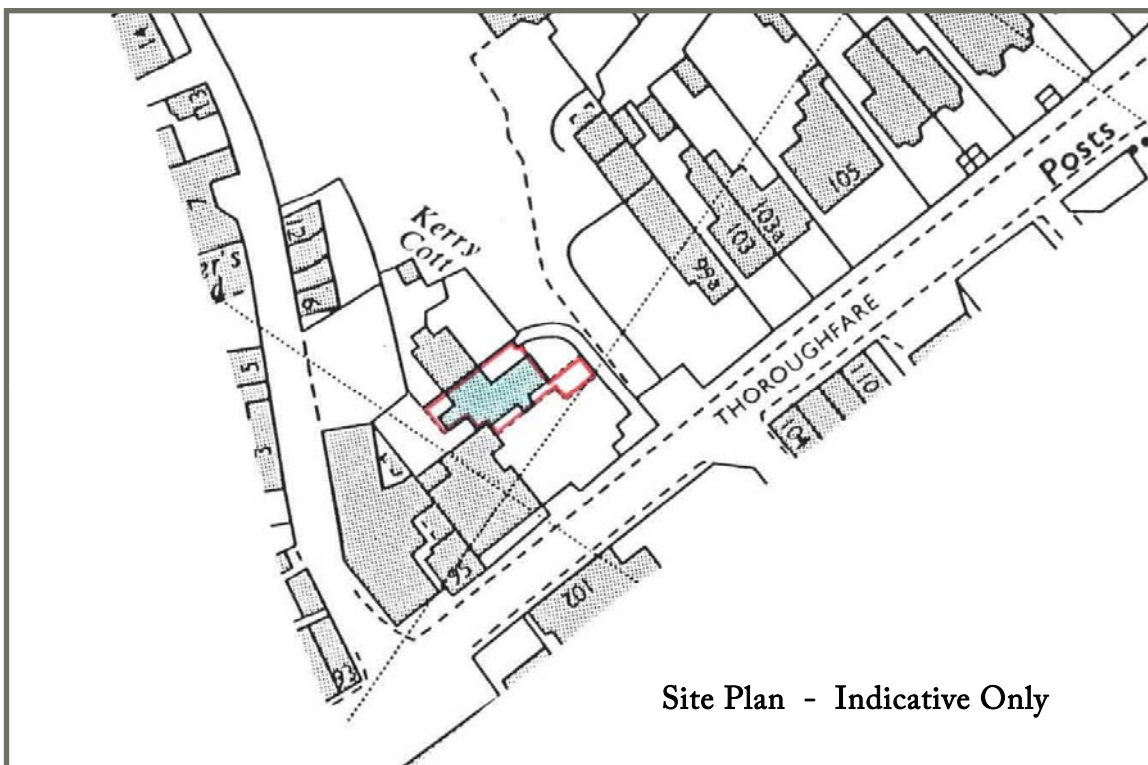
The apartment extends to approximately 780 square feet in all and benefits from gas fired central heating and UPVC double glazing. It would, however, now benefit from some updating and modernisation, which allows an incoming purchaser to place their own particular style and taste upon the property.



## Long Leasehold Interest

The property is leasehold and is subject to a 999 year lease that was originally granted in March 1983 and we understand that the annual ground rent is £1. The Executors have not advised of any formal service charge arrangements, although there is likely to be a maintenance arrangement regarding the communal car park and parking area.

The freehold may be available by separate negotiation.



Site Plan - Indicative Only

## The Accommodation

### *The Apartment*

A part glazed UPVC front door with side light opens into the

### *Entrance Lobby*

With tiled floor, wall light points and opening through to the

### *Sitting Room* 16'5 x 12'1 (5.0m x 3.69m)

A generous twin aspect reception room with large windows on the front and rear elevation providing plenty of light together with views of the courtyard at the rear and the parking area to the front. Fully glazed French doors providing access to the courtyard, false fireplace housing the coal effect electric fire with wood surround, radiator, TV point, tiled flooring and opening through to the



### *Inner Hall*

With window overlooking the courtyard garden and part glazed door to the

### *Kitchen/Dining Room* 16'1 x 15'2 (4.9m x 4.62m)

With large window overlooking the communal parking area and kitchen fitted with a range of cupboard and drawer units with granite effect work surface over incorporating a resin sink with mixer tap and drainer. Four ring Neff electric hob with light and extractor hood over and high level Hotpoint double oven and grill. Recess and plumbing for washing machine and dishwasher, and wall mounted Vaillant boiler. Tiled flooring, radiator and doors off to



Further doors from the Inner Hall provide access to

*Bedroom One* 13'2 x 10'2 (4.0m x 3.10m)

A double bedroom with large window providing plenty of light and views of the courtyard. Good range of fitted wardrobe cupboards, radiator and door through to



*En-suite Cloakroom*

With WC, mounted wash basin with cupboard under, electric panel radiator and tiled floor.

*Bedroom Two* 13'2 x 9'3 (4.0m x 2.81m)

With fully glazed French doors providing a good amount of light and opening into a second courtyard area. Range of fitted wardrobe cupboards and radiator.



*Bathroom*

Fully tiled and with suite comprising panelled bath with mixer tap and shower attachment, shower cubicle, WC and mounted wash basin with cupboard under and mirror with light and shaver socket over. Radiator.



## Outside

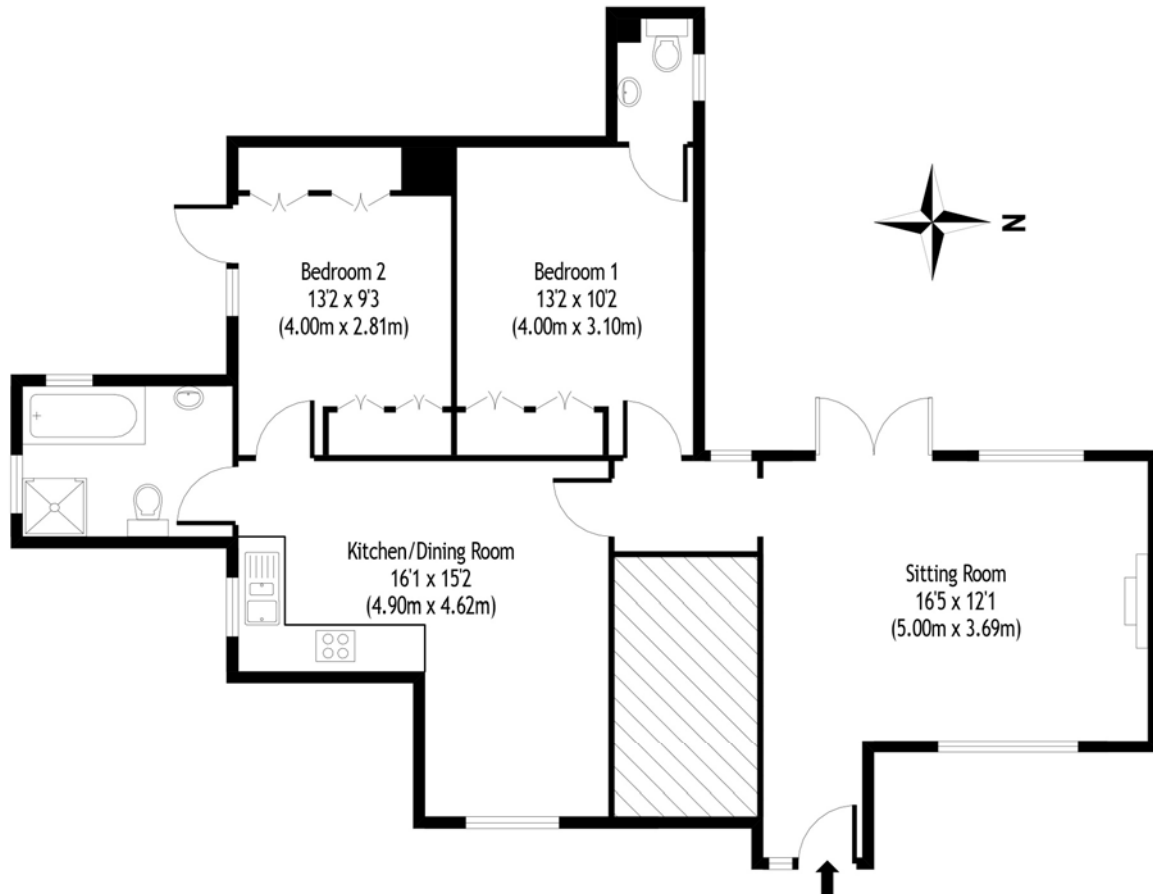
The property is set well back from The Thoroughfare and approached over a shared gravel driveway and parking area, part of which falls under the ownership of 97A, that is sufficiently large enough for the parking of two vehicles.

The property also benefits from two separate courtyard areas; one that is accessed directly from the Sitting Room and the other from Bedroom Two. The principal courtyard area, accessed from the Sitting Room, has been hard landscaped with perimeter borders containing a variety of shrubs and trees. The second courtyard area, accessed from the second bedroom, has also been hard landscaped, and includes a useful **storage shed**.

The principal courtyard measures approximately 20' x 13' whilst the smaller courtyard measures approximately 11' x 9'.



97a Thoroughfare, Woodbridge  
Approx. Gross Internal Floor Area - 781 Sq ft / 73 Sq M



For identification purposes only. Not to scale.  
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*Viewing* Strictly by appointment with the agent.

*Services* Mains water, electricity, gas and drainage. Gas fired central heating.

*EPC Rating* = C

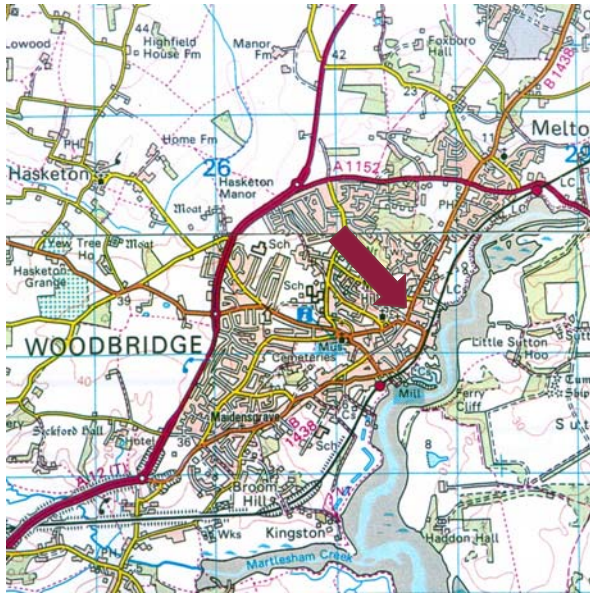
*Council Tax* Band B; £1,431.95 payable per annum 2020/2021

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789

#### NOTES

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November 2020



### Directions

At the eastern end of The Thoroughfare, continue over the cross roads with Little St John Street and Lime Kiln Quay, pass the turning to Sun Lane and the property will be found a short way along on the left hand side.



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