



Palmer & Partners



Edwin Avenue, Woodbridge, Suffolk,
IP12 1JS
Asking Price £260,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- Semi-Detached House
- Two Bedrooms
- Front Aspect Lounge
- Modern Kitchen
- First Floor Bathroom
- Off-Road Parking for Two Cars
- Fully Enclosed Rear Garden
- Double-Glazing & Gas Central Heating
- Ideal First Time/Investment Purchase
- Built in 2013

This two-bedroom semi-detached house, which was built in 2013, is located in the desirable market town of Woodbridge and would make an ideal first time/investment purchase. The property benefits from off-road parking for two cars to the front, a fully enclosed rear garden, double-glazing, and gas central heating. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which

comprises a lounge, modern kitchen with most of the appliances being integrated, ground floor cloakroom, first floor landing, two well-proportioned double bedrooms, and a bathroom.

The quaint and historic market town of Woodbridge combines excellent shops with superb pubs and restaurants and numerous activities both indoors and out. On the edge of an Area of Outstanding Natural Beauty, Woodbridge is the



perfect base from which to explore the Suffolk Coast and its many tourist attractions. The beautiful, award-winning Elmhurst Park has been referred to as 'the jewel in the crown of Woodbridge' and the popular Seckford Hall Golf Club is within close proximity. Just a short walk from the Thoroughfare and the River Deben, it is renowned for its superb floral colour and high standards of maintenance. The town is served by Woodbridge railway station on the Ipswich – Lowestoft East

Suffolk Line and has some excellent schools including the popular Farlingaye High School.

Outside – Front: There is a shingle driveway providing off-road parking for two cars, gated side access to the rear garden, and a double-glazed front door with canopy porch over.

Lounge: 12'10" x 12'10" (3.9m x 3.9m) Coconut matting, staircase rising to the first floor with understairs cupboard, double-glazed window to the



front aspect, two radiators, and an opening through to:

Kitchen/Breakfast Room: 13'7" x 12'10" (4m x 3.9m) Fitted with a range of modern eye and base units with drawers, roll edge work surfaces, one-and-a-half bowl stainless-steel sink and drainer, and mosaic tiled splashbacks. Integrated appliances include a fridge freezer, dishwasher, electric oven and four-ring gas hob with extractor hood over and stainless-steel splashback, and there is space and plumbing for

a washing machine. The kitchen has a radiator, tiled floor, ceiling inset spotlights, space for a breakfast table and chairs, double-glazed door opening out to the rear garden, and an oak internal door leading to:

Cloakroom: A two-piece suite comprising a low-level WC and pedestal hand wash basin, along with a radiator, tiled floor, and an extractor fan.

First Floor Landing: Built-in cupboard, access to the loft, and oak internal doors



providing access to the bedrooms and bathroom.

Bedroom One: 12'2" x 10'2" (3.7m x 3.1m) Double-glazed window to the rear aspect, a radiator, and an extensive range of freestanding wardrobes which will be remaining.

Bedroom Two: 9'6" x 9'6" (2.9m x 2.9m) Double-glazed window to the front aspect, a radiator, and a built-in double cupboard with hanging rail and shelving.

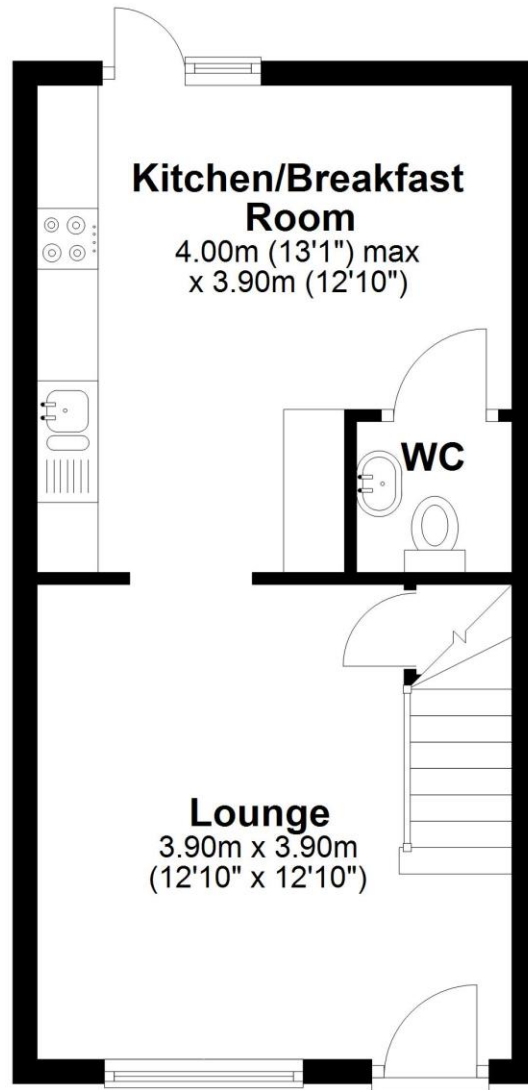
Bathroom: 6'7" x 5'11" (2m x 1.8m) A three-piece suite comprising a bath with shower

over and shower screen, low-level WC and pedestal hand wash basin. The bathroom also has a heated towel rail, tiled splashbacks, tiled floor, shaver socket, ceiling inset spotlights, extractor fan, and an opaque double-glazed window to the side aspect.

Outside – Rear: The garden is predominantly laid to lawn with a patio seating area, outside tap and light, wooden shed, and is fully enclosed by panel fencing.

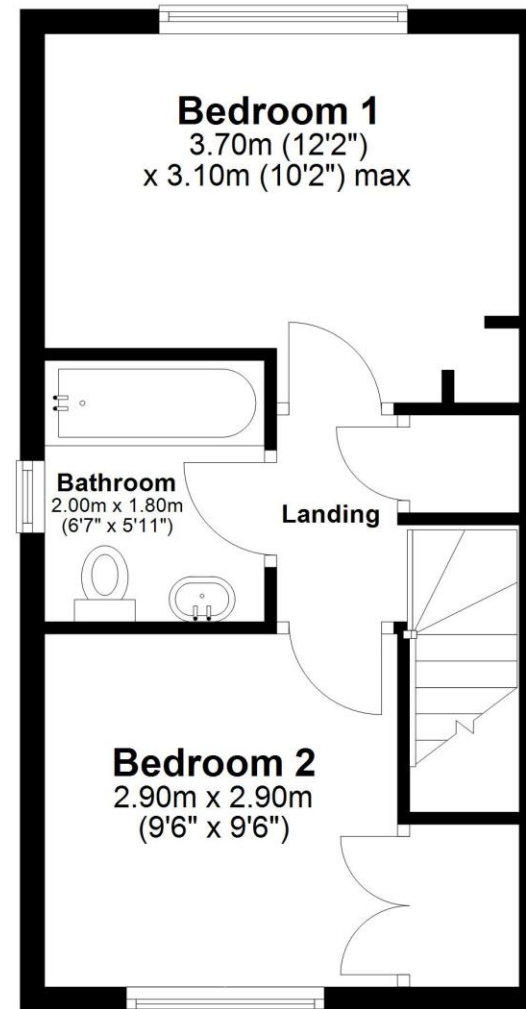
Ground Floor

Approx. 31.2 sq. metres (335.8 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.8 sq. feet)



Total area: approx. 60.9 sq. metres (655.7 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: C

Council Tax Band: B



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com