



Warwick Avenue, Woodbridge IP12 1JX

welcome to

Warwick Avenue, Woodbridge

Conveniently located for shops and amenities, this three bedroom terraced property offers generous living accommodation together with attractive south facing rear garden.



Entrance Hall

Wood effect flooring, radiator.

Lounge/Diner

19' 8" x 12' 8" (5.99m x 3.86m)

A spacious, open plan, room, benefits from double glazed window to the front, patio doors to the garden, great for entertaining during the summer months. Two radiators, back boiler, curved alcove with fitted shelving, feature fireplace with glass fronted built-in shelves, under stairs storage cupboard and TV point.

Kitchen

14' x 8' 6" (4.27m x 2.59m)

Two double glazed windows to the side and door leading through to the garden. Additional storage cupboards, 2 radiators. Fitted with a range of cream wall and base mounted units with stone effect worktops, tiled splashback, stainless steel sink and drainer, space for appliances, grey wood effect flooring.

Shower Room

Fully tiled walls, tiled flooring, two double glazed windows to the side double glazed window to the rear, radiator, low level WC, pedestal wash hand basin, glazed shower enclosure,

First Floor Landing

Loft hatch, doors to...

Master Bedroom

12' 5" x 9' 3" (3.78m x 2.82m)

Double glazed window to the front, radiator, airing cupboard, fitted wardrobe.

Bedroom Two

9' 11" x 7' 10" (3.02m x 2.39m)

Double glazed window to the rear, radiator.

Bedroom Three

8' 8" x 6' 11" (2.64m x 2.11m)

Double glazed window to the rear, radiator.

Outside

Front

To the front of the property there is a hard standing driveway enclosed by fencing to either side

Rear

The generous, enclosed, rear garden commences with a patio seating area and is mainly laid to lawn, with shrub beds and borders, trees, outside tap and lights. To the end of the garden there is a summerhouse, shed with power connected and greenhouse.



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welcome to

Warwick Avenue, Woodbridge

- No Onward Chain
- Three Good Size Bedrooms
- Ground Floor Shower Room
- Large Lounge/Diner
- Ample Off Street Parking

Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers in excess of

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG108041 - 0004

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