



Long Row, Chillesford WOODBRIDGE IP12 3PS

welcome to

Long Row, Chillesford WOODBRIDGE

Offered for sale with no onward chain is this two bedroom end of terrace cottage, situated in the picturesque village of Chillesford, overlooking fields to the front and benefiting from parking to the rear.



Lounge

20' 3" x 11' 11" (6.17m x 3.63m)

Entrance door, window to the front and window to the rear. Feature fireplace with wooden chimney shelf, stairs to the first floor. Door leading through to the...

Kitchen

9' 4" x 7' 11" (2.84m x 2.41m)

Window to the front. Fitted with a range of wall and base mounted units with worktop over and splashback, space for white goods, drainer sink with mixer tap. Access to space roof.

Bathroom

Suite comprising panelled bath, low level WC and pedestal wash hand basin.

First Floor Landing

With airing cupboard and storage cupboard, access to roof space.

Bedroom One

8' 11" x 8' 10" (2.72m x 2.69m)

Single glazed window to the rear overlooking fields, built-in wardrobe, electric storage heater.

Bedroom Two

11' 7" x 6' 7" (3.53m x 2.01m)

Electric heater, window to the front.

Outside

The garden is wrap around in style, with the front laid to lawn, enclosed by picket fencing and hedging. Whilst the rear garden is laid to lawn, and houses 2 sheds, both to remain. To the rear of the property there is parking.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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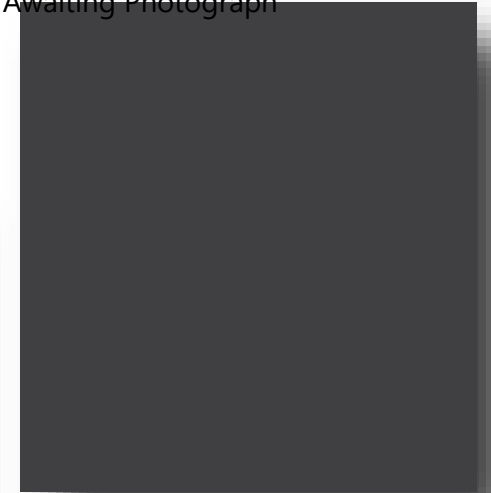
- Offered for sale with No Onward Chain
- Picturesque Village Location
- Set on a Generous Wrap Around Plot
- Two Bedrooms
- Parking to the Rear

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

£280,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG109469 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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