



Edwin Avenue, Woodbridge IP12 1JS

welcome to

Edwin Avenue, Woodbridge

This three bedroom semi detached property is situated in a prime Woodbridge location and offers a modern ground floor bathroom, impressive lounge/diner with fitted woodburner, a modern kitchen and off road parking.



Entrance Hall

Double glazed window to side aspect. Wood effect flooring. Radiator.

Lounge/Diner

Large open plan room boasting double glazed windows to the front and rear aspect, Oak effect flooring throughout, two radiators, two storage cupboards, spotlights, TV point and a fitted woodburner with Brick base.

Kitchen

Double glazed window to side aspect and double glazed door leading to garden. Fitted kitchen with a range of matching wall and base units over areas of wood effect work surface. Tiled flooring. Vertical wall hung radiator. Large utility cupboard. Stainless steel sink and drainer unit with chrome mixer tap. Tiling to splashbacks. Integrated oven with induction hob and extractor over. integrated microwave and space for washing machine, dishwasher and fridge/freezer. Spot lights.

Ground Floor Bathroom

Suite comprising low level WC, vanity wash hand basin, P shaped bath with overhead shower and glass screen. Part tiled walls, tile effect flooring. Extractor fan, spot lights, vertical wall hung radiator.

Landing

Double glazed window to side aspect. Access to loft.

Bedroom One

Two double glazed windows to front aspect. Fireplace. Spot lights, radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bedroom Three

Double glazed window to rear aspect. Radiator.

Front Garden

Hardstanding drive. Access via shared driveway leading to the garden.

Rear Garden

A large rear garden separated into two sections. Double workshop with a large patio seating area. Raised decked area. Outside tap. Outside lighting. Power points. Side access gate leading to the front garden. Behind the large workshop there is a further raised patio seating area with sleeper borders. A pathway leads down the side of the garden to the rear which has a large grassed area with trees, chicken coop, summerhouse, rear access to another road which can create additional parking if required.

Double Workshop

Windows to side and rear aspects. Barn style door. door to side aspect. Fitted cabinets and worktops. Power and light connected. Eaves storage.

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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welcome to

Edwin Avenue, Woodbridge

- Large and beautiful landscaped rear garden
- Large workshop with power and light connected
- Three good sized bedrooms
- Modern ground floor bathroom
- Impressive open plan lounge/diner with fitted log burner

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBG109567 - 0006

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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