

Nelson Way, Woodbridge, Suffolk, IP12 1JW

Asking Price: £235,000



Palmer & Partners

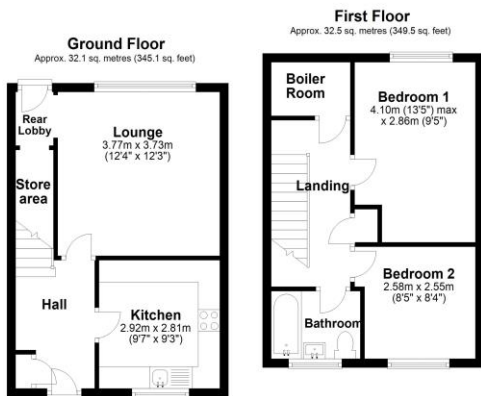
- Mid Terrace House
- Two Bedrooms
- First Floor Bathroom
- Private Rear Garden
- Double Glazing & Gas Central Heating
- Ideal First Time / Investment Purchase

This beautifully presented two bedroom mid terrace house, situated in the sought after market town of Woodbridge, has been much improved and well-maintained by the current owners. The property benefits from double glazing, gas central heating, private rear garden, and would make an ideal first time / investment purchase. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, kitchen, lounge, first floor landing, boiler room, two bedrooms, and 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.



Council Tax Band: B



Total area: approx. 64.5 sq. metres (694.6 sq. feet)

Although every attempt has been made to ensure the accuracy of the floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.
Plan produced using PlanIt.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	