



St Johns Street, Woodbridge, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

01728 724566  
huntingfieldestates.co.uk



**A MID TERRACE three double bedroom town house in the heart of Woodbridge \*\*PARKING\*\*COURTYARD GARDEN\*\***

**LOCATION** This property is located in the centre of the much sought-after market town of Woodbridge which offers a good selection of shops, boutiques, galleries, restaurants, hotels and pubs. There are both state and independent schools for children of all ages, a cinema/theatre, doctors' surgeries, Deben Leisure swimming pool and gym and a railway station with regular services to Ipswich connecting onto the mainline for London Liverpool Street station. The town enjoys the natural focus point of the River Deben providing wonderful sailing and riverside walks. The proximity of the Suffolk coast is a further attraction including the nearby seaside towns of Aldeburgh, Southwold and Thorpeness.

**Guide Price: £375,000**

- Entrance Hall
- Downstairs Cloakroom
- Kitchen/Dining Room
- Sitting Room
- Main Bedroom
- Double Bedroom with En Suite cloakroom
- Further Bedroom
- Family Bathroom
- Courtyard Garden
- Off Road Parking



**ST. JOHN'S STREET - INTERIOR** There is an Entrance Hall with a downstairs cloakroom comprising wc and wash hand basin. To the right is the Kitchen/Dining Room which has a range of wall and base units with laminate over, integrated washing machine and slimline dishwasher, electric oven, gas hob with extractor above, stainless steel sink with mixer tap over and sash window overlooking the Courtyard Garden. There is plenty of space for a dining table and chairs and a sash window to the front. Ahead is the Sitting Room with attractive French doors and sash windows to either side with views over the Courtyard Garden. On the first floor landing, there is a window to the front and a shelved airing cupboard. The main bedroom has a window overlooking the rear with built in maple effect wardrobes. A small double has a window overlooking the front. The Family Bathroom comprises a bath with shower over and glass screen to the side, close coupled wc, wash hand basin with opaque window above. On the second floor at the top of the stairs is a storage cupboard and to the right is a further double bedroom with window and En Suite cloakroom facilities. This completes the accommodation of this lovely house which would suit a variety of purchasers and would make a great rental investment too.



**ST JOHN'S STREET - EXTERIOR** There are two steps up to the front door with attractive railings and shingled area for plants. French doors from the Sitting Room access the Courtyard Garden which is paved and a gate leads out to the parking area.



**TENURE** The property is freehold and vacant possession will be given upon completion.

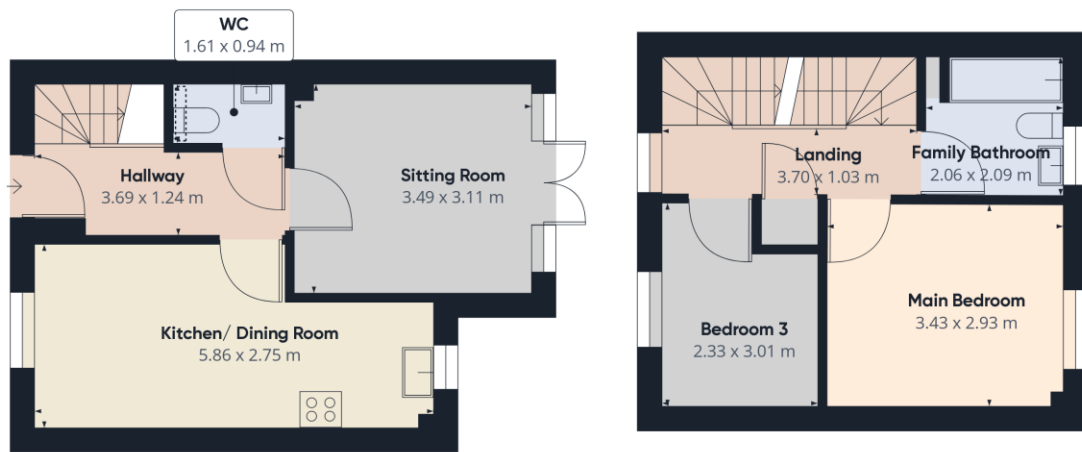
**LOCAL AUTHORITY** East Suffolk      **Tax Band:** D      **EPC:** C      **Postcode:** IP12 1ED

**SERVICES** Gas central heating, mains drains, water and electricity

**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

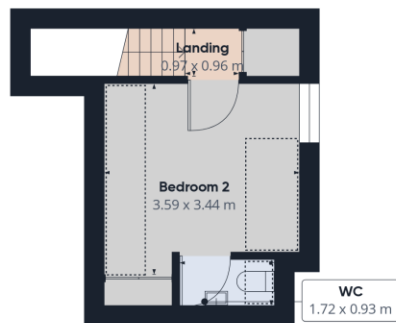
**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.





Ground Floor

Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
79.04 m<sup>2</sup>

Reduced headroom  
3.09 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**Important Notices:** 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

### Huntingfield Estates

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: [info@huntingfieldestates.co.uk](mailto:info@huntingfieldestates.co.uk)

T: 01728 724566

[www.huntingfieldestates.co.uk](http://www.huntingfieldestates.co.uk)

