

A two bedroom semi-detached house with garage and off-road parking close to the amenities of the market town of Woodbridge.

Guide Price
£250,000 Freehold
Ref: P7388/B

31 Orchard Close
Melton
Woodbridge
Suffolk
IP12 1LD



Entrance hall, sitting room, conservatory, kitchen, ground floor bathroom.

Two first floor double bedrooms.

Front and rear gardens.

Off-road parking for two vehicles and a single garage.

No Onward Chain

Contact Us



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Location

31 Orchard Close, Melton is a popular and established residential area to the north-west of Woodbridge's town centre. Woodbridge is a popular town, based on the banks of the River Deben, and offers a good choice of schooling in both the state and private sectors, a wide variety of shops and restaurants, a cinema/theatre and marina. Woodbridge also benefits from rail links to Ipswich, where rail services to London's Liverpool Street station take just over the hour.

The popular Heritage Coastline destinations of Orford and Aldeburgh are approximately 10 miles and 15 miles respectively. The county town of Ipswich is approximately 10 miles to the south-west, and with a population of approximately 178,000, offers all the services and facilities expected from a town of this size.

Description

31 Orchard Close is a 1960's two bed semi detached house with brick elevations under a pitch tile roof located in the popular residential development in Melton, which enjoys the amenities of the Market Town of Woodbridge.

The property has well laid out accommodation comprising entrance hall, sitting room, conservatory, kitchen, ground floor bathroom and on the first floor two double bedrooms. The property benefits from double glazing and gas fired central heating throughout.

The property would now benefit from a schedule of light refurbishment.

Outside the property is approached via a driveway providing off-road parking for two vehicles in-front of a single garage. The garden to front is mainly laid to lawn with hedging. There is gated access to the rear garden which is also mainly laid to lawn and enclosed by hedging and panel fencing.

The property would be perfect for a first time buyer or investment purchaser and is available with no onward chain.





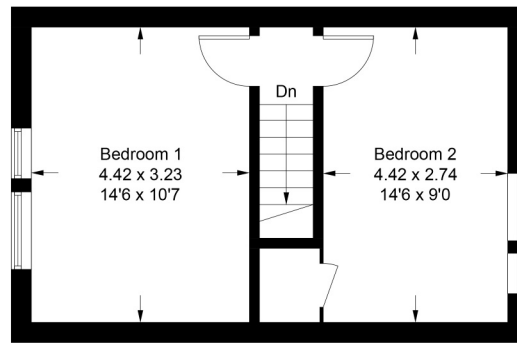




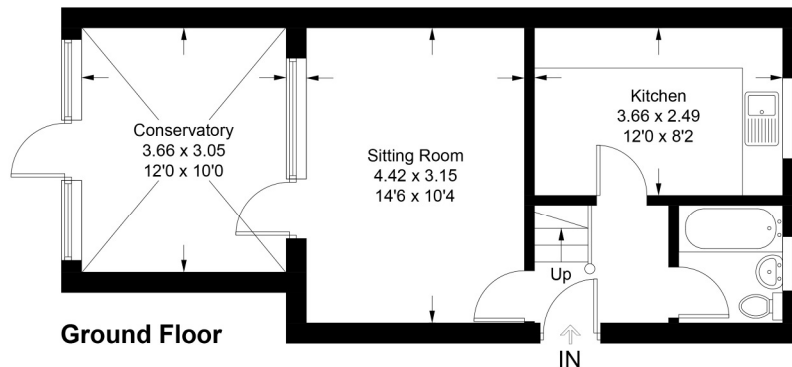


31 Orchard Close Melton

Approximate Gross Internal Area = 75.0 sq m / 807 sq ft



First Floor



Ground Floor

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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity and gas.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = D (copy available from the agents email)

Council Tax Band B; £1,631.26 payable per annum 2024/2025

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

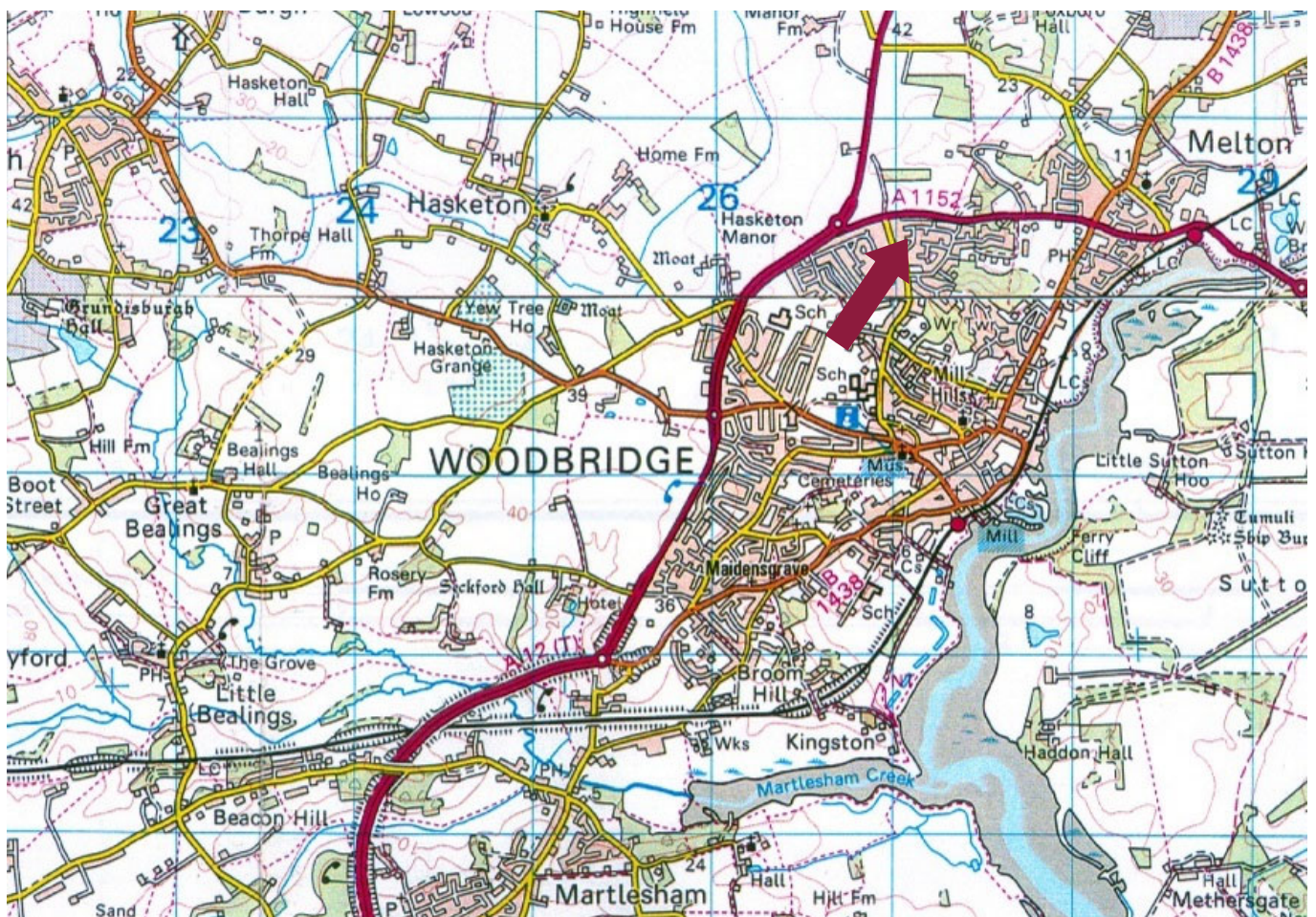
3. The vendor has completed a property Information Questionnaire about the property and this is available to be emailed to interested parties.

August 2024

Directions

From Framlingham on the A12 head Southbound until you reach the outskirts of the market town of Woodbridge. At the first roundabout take your first left into Woods Lane and immediately right into Bredfield Road. Continue along Bredfield Road taking the first turning into Orchard Close. Follow the road, taking the next left and the property can be found on the left hand side identified by a Clarke and Simpson for sale board.

What3Words location: ///tricky.sizes.purifier.



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