

A detached three bedroom 1970s house that now requires refurbishment, set along Victoria Road and within a short walking distance of the town centre.

Offers In Excess of
£390,000 Freehold
Ref: P7438/J

35 Victoria Road
Woodbridge
Suffolk
IP12 1EL



Entrance hall, sitting room, dining room, kitchen, rear lobby and utility/cloakroom.

Two double bedrooms, a single bedroom, bathroom and separate WC.

Integral garage and driveway.

Gardens to front and rear.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The property will be found along Victoria Road, just a short walking distance from the centre of the historic and ever-popular market town of Woodbridge. Woodbridge is probably best known for its outstanding riverside setting, but also offers a good choice of schooling in both the state and private sectors and a wide variety of shops and restaurants. Recreational facilities include sailing on the River Deben, a number of well regarded local golf clubs, including Woodbridge Golf Club, which was founded in 1893, a cinema, as well as a wonderful network of footpaths.

Woodbridge also benefits from rail links to Ipswich, where Inter City 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. The A12 trunk road, which links the north and the south of the county, is also a short distance to the west.

Description

35 Victoria Road comprises a 1970s three bedroom detached house, set along Victoria Road, which is extremely well located for everything Woodbridge has to offer.

The property does, however, now warrant a programme of renovation and refurbishment, which provides for an exciting opportunity for an incoming purchaser to place their own particular design and style upon the property. In addition to updating the property internally, the accommodation could also be reconfigured as required as well as adding an extension to the rear - subject to the necessary consents.

In all the accommodation extends to just over 1,100 sq ft (103 sqm) and comprises an entrance hall, semi-open plan sitting and dining room and kitchen, together with a rear lobby and utility/cloakroom, which are attached to the rear of the garage. On the first floor there is a landing area, two good size double bedrooms, a single bedroom, a bathroom and separate WC. In recent times, a new Worcester Bosch combination boiler has also been installed.

Outside there is a driveway for off-road parking, and this leads to the single garage. There is also an area of garden to the front that is laid to grass for ease of maintenance. The rear garden can be accessed beside the house and facing in a south-westerly direction this enjoys the sun throughout the afternoon and into the evening. At the rear there is a generous raised patio area beyond which is the garden that is laid to grass. There is also a timber framed store shed.

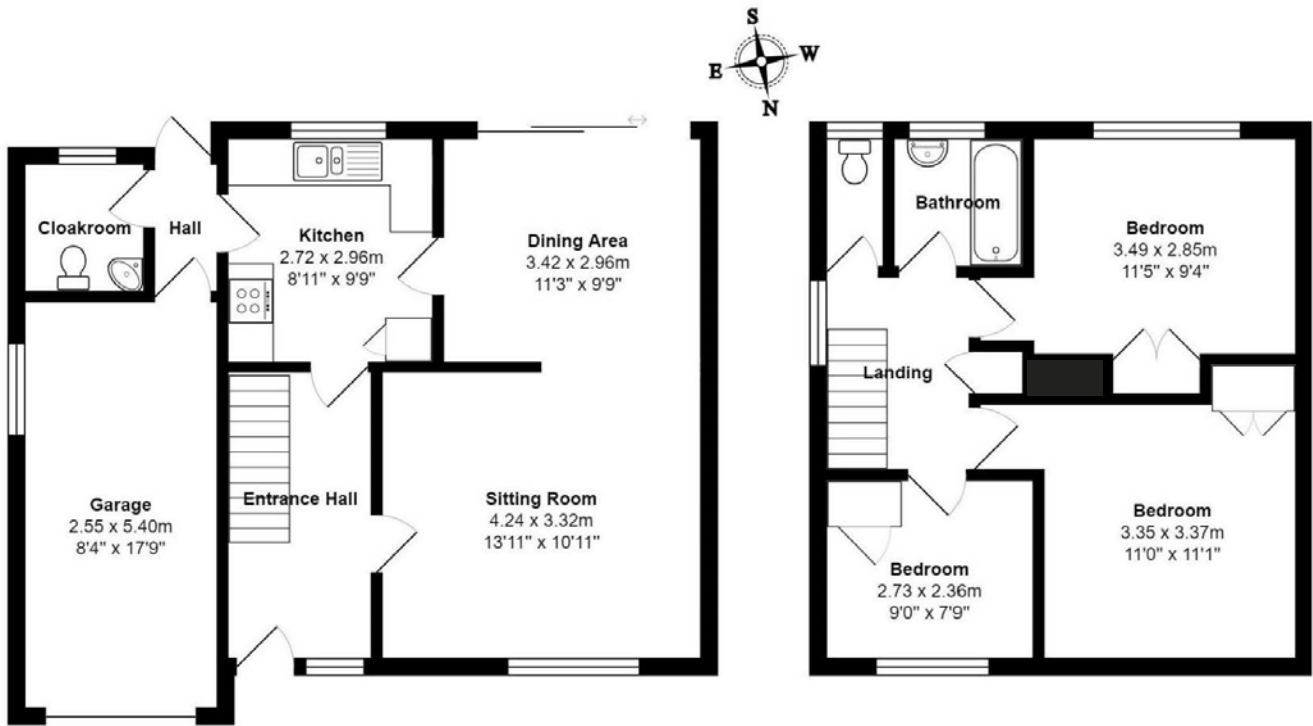












Indicative Only

Viewing Strictly by appointment with the agent.

Services Mains water, electricity, gas and drainage. Gas fired boiler serving the central heating and hot water systems.

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 = E (53)

Council Tax Band D; £2,663.89 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

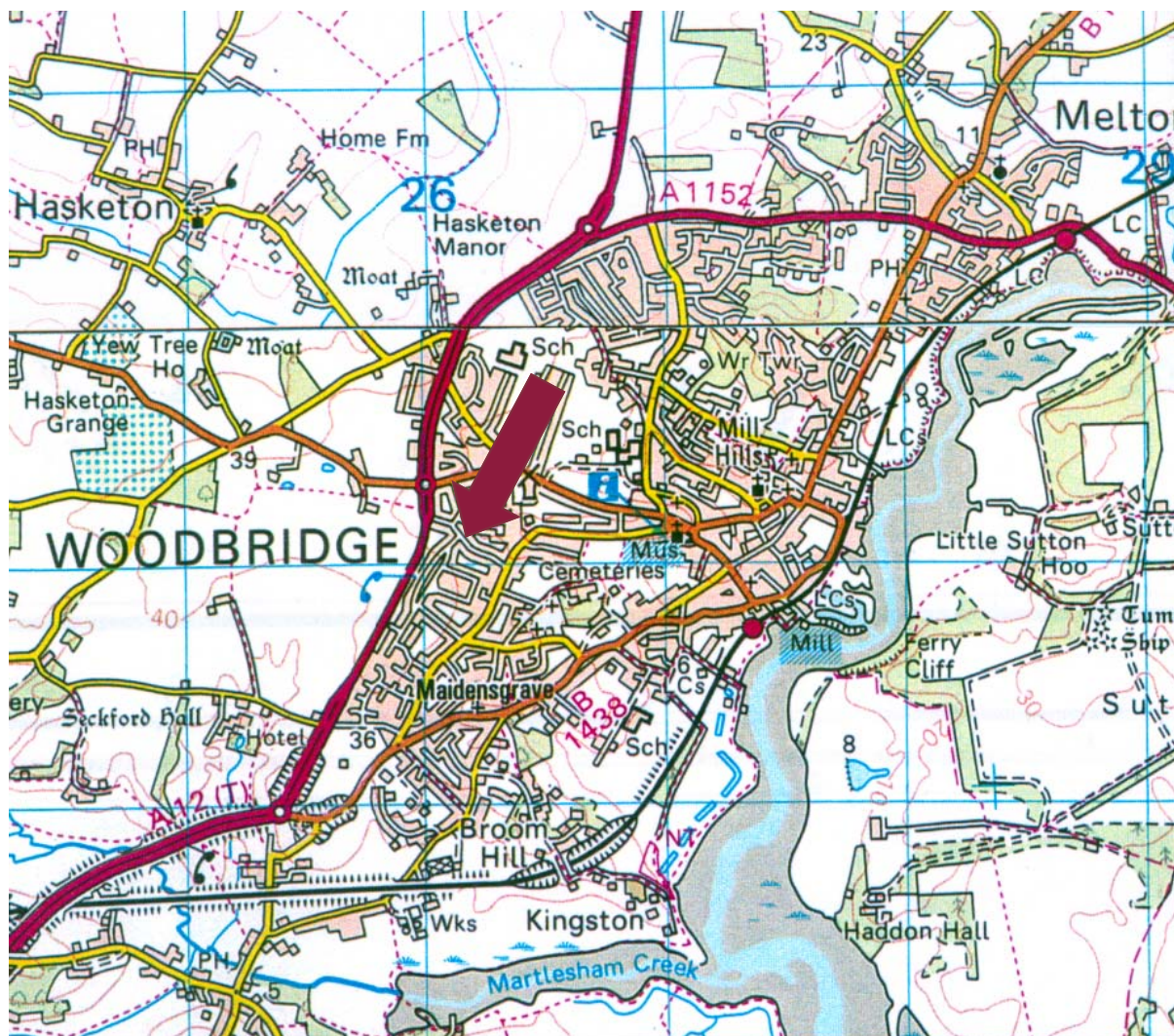
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.

September 2024

Directions

Proceeding north on the A12 Woodbridge bypass, continue past the Shell garages turning right at the next roundabout where signposted to Melton (A1152). After approximately 100 metres take the next turning on your right into Bredfield Road. Continue along this road, which turns into Pyches Road, taking the third turning on the right into Fitzgerald Road. Continue along Fitzgerald Road and then into Victoria Road. Pass the turning to Mill Lane where the property will be found a short way along on the right hand side.

For those using the What3Words app: ///thing.accordion.string



Need to sell or buy furniture?
If so, our Auction Centre would be pleased to assist — please call 01728 746323.