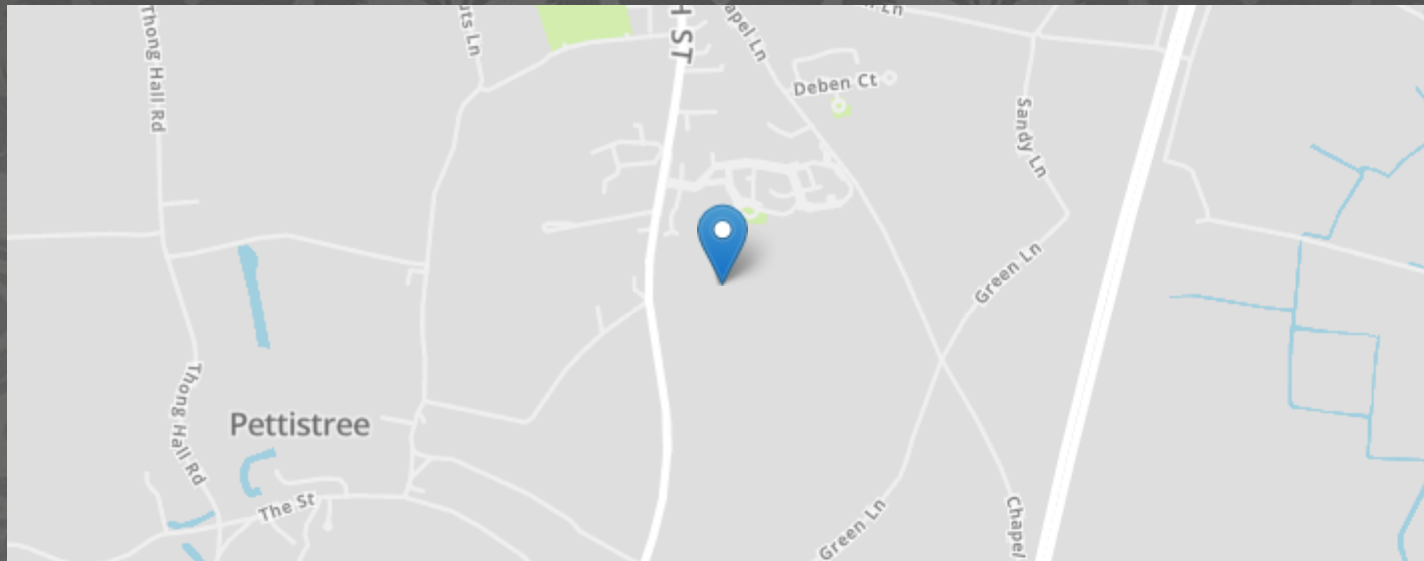


Observers Road, Wickham Market, Woodbridge



- TWO BEDROOM SEMI-DETACHED HOME
- MODERN KITCHEN WITH BUILT-IN APPLIANCES
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- OFF ROAD PARKING
- EASY ACCESS TO A12

- OPEN-PLAN KITCHEN/SITTING/DINING ROOM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- PRIVATE REAR GARDEN
- CLOSE TO THE MARKET TOWNS OF WOODBRIDGE AND FRAMLINGHAM

MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Observers Road, Wickham Market, Woodbridge

TWO BEDROOM SEMI-DETACHED HOME with PRIVATE rear GARDEN and off road PARKING, located in popular WICKHAM MARKET, close to FRAMLINGHAM and WOODBRIDGE. Accommodation comprises entrance hall, OPEN-PLAN kitchen/sitting/dining room and DOWNSTAIRS CLOAKROOM, with two bedrooms, with an EN-SUITE SHOWER ROOM to bedroom one, and a family bathroom. An internal viewing is advised to appreciate the QUALITY of ACCOMMODATION on offer.

£275,000

Observers Road, Wickham Market, Woodbridge

Entrance hall

Stairs to first floor, doors to open-plan kitchen/sitting/dining room and downstairs cloakroom.

Downstairs cloakroom

1.87m x 0.88m (6' 2" x 2' 11") Window to side, hand wash basin and WC.

Open-plan kitchen/sitting/dining room

Kitchen area 4.73m x 4.54m (15' 6" x 14' 11") Sitting/dining room area 2.94m x 2.26m (9' 8" max x 7' 5" max)

Dual aspect room with window to front and window and French doors to rear, overlooking and leading into the garden, understairs storage cupboard.

The kitchen has a range of matching base and eye level units with worktops over, built-under electric oven with gas hob and extractor over, and integrated appliances including a fridge/freezer, dishwasher and washing machine.

The sitting/dining room has space for a family dining table as well as a comfy seating/sofa area.

First floor landing

Access to storage cupboard and doors to both bedrooms and the family bathroom.

Bedroom one

3.86m x 3.24m (12' 8" max x 10' 8" max) Window to rear, overlooking the garden, double built-in wardrobe and door to:

En-suite shower room

2.79m x 1.19m (9' 2" x 3' 11") Window to rear, shower cubicle, hand wash basin and WC.

Bedroom two

2.97m x 2.39m (9' 9" x 7' 10") Window to front, built in storage cupboard.

Family bathroom

2.03m x 1.85m (6' 8" x 6' 1") Window to front, panel enclosed bath with shower attachment, hand wash basin and WC.

Outside

The front of the property has been block paved providing off road parking for two cars, with a path leading to the front door and a side gate giving access to the rear garden.

The rear garden has a patio area to the immediate rear of the garden, ideal for outdoor entertaining, with the remainder mainly laid to lawn with ornamental trees and shrubs, enclosed by wooden fencing. There is a shed which we understand from the vendor is to remain.

Important information

Tenure - Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
There is an annual site charge payable, which at the time of listing is £201 per annum.
Council tax band B.
EPC rating B.
Our ref: SM/elr.

Location

The popular village of Wickham Market is ideally located, just six miles from the historic town of Framlingham and five miles from the market town of Woodbridge. Wickham Market benefits from it's own health centre, Co-op and primary school, with secondary schools available within easy reach.

For the commuter, there is easy access to the A12 and train stations can be found nearby in Wickham Market and Woodbridge with a link to Ipswich, with Ipswich having a mainline station with a direct link to London Liverpool Street.

Directions

Using a SatNav, please use IP13 0FD as the point of destination.

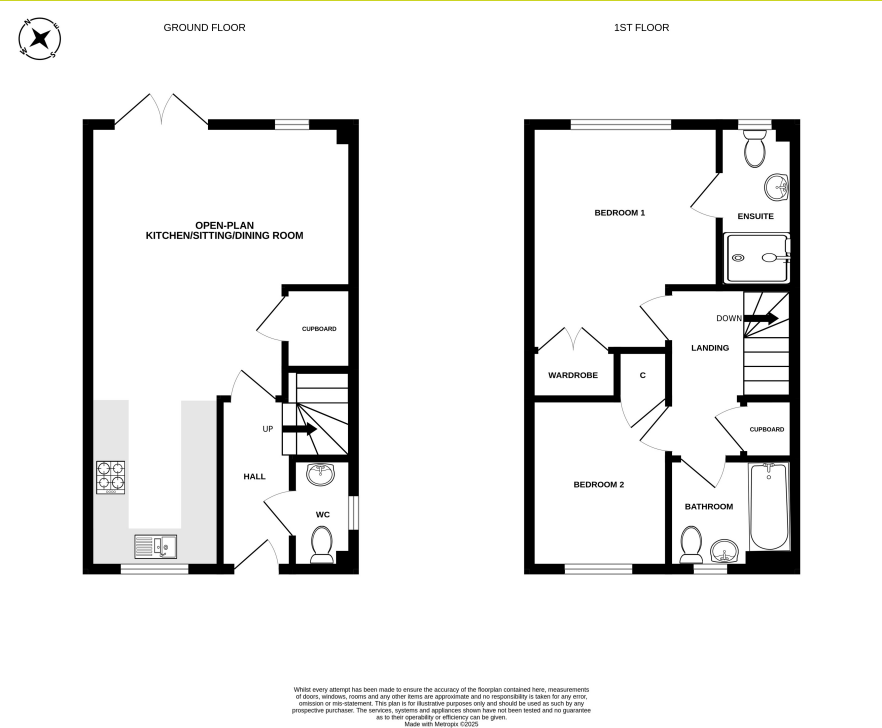
Observers Road, Wickham Market, Woodbridge

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Anti-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 will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.

