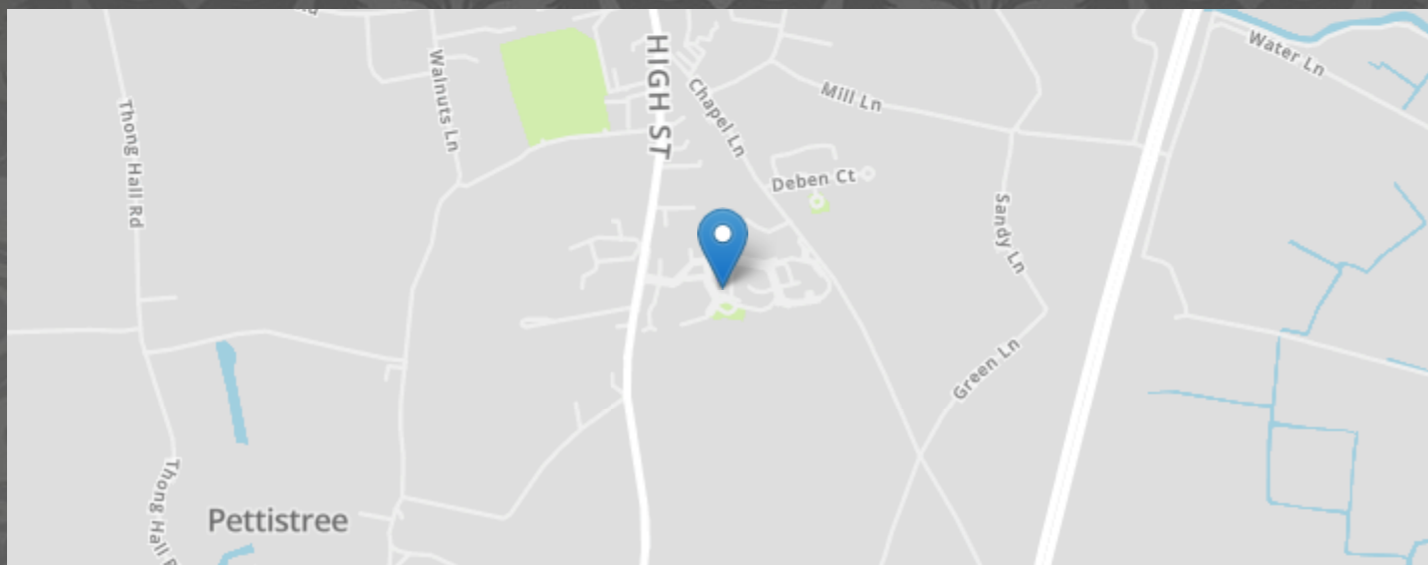


Hall Lane, Wickham Market, Woodbridge



MARKS & MANN



- THREE BEDROOM END TERRACE HOME
- MASTER BEDROOM WITH FITTED WARDROBE
- AIR CONDITIONING
- LANDSCAPED GARDEN
- CLOSE TO A12
- POPULAR VILLAGE OF WICKHAM MARKET
- ELECTRIC BLINDS TO SITTING ROOM, KITCHEN AND THREE BEDROOMS
- OFF ROAD PARKING FOR 2 CARS
- CLOSE TO LOCAL AMENITIES AND SHOPS



Hall Lane, Wickham Market, Woodbridge

Located on the popular WICKHAM PLACE development, in the well served village of WICKHAM MARKET is this well presented THREE BEDROOM END OF TERRACE HOME. Accommodation comprises an entrance hall, sitting/dining room, kitchen and cloakroom. Three first floor bedrooms with bedroom one having air-conditioning and family bathroom. Enclosed hard landscaped garden to rear with open plan garden to front. Driveway providing ample off road parking. The property also benefits from a gas fired central heating system with independent controls for each floor and double glazing throughout with electric blinds in the sitting room, kitchen and three bedrooms.

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£275,000

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Entrance Hall

Stairs to first floor landing, doors to kitchen, sitting/dining room and cloakroom.

Sitting/Dining Room

4.89m x 4.40m (16' 1" x 14' 5") Window to rear and door leading to garden, under stairs cupboard.

Kitchen

2.87m x 2.86m (9' 5" x 9' 5") Window to the front with electric roller blind, range of fitted wall and base units with one and a half bowl stainless steel single drainer sink unit with mixer tap over and water softener under, tiled splash backs to roll top work surfaces, four ring gas hob with electric double oven under and stainless steel extractor over, space for fridge freezer, space and plumbing for washing machine and dishwasher.

Cloakroom

1.85m x 0.86m (6' 1" x 2' 10") Pedestal hand wash basin with mixer tap over, W/C.

First floor Landing

Airing cupboard with water cylinder and shelving, doors to all bedrooms and family bathroom.

Bedroom one

3.61m x 2.71m (11' 10" x 8' 11") Window to rear with electric roller blind, built-in double wardrobe, air conditioning unit.

Bedroom two

Window to the front with electric roller blind, single built-in wardrobe.

Bedroom Three

2.51m x 2.07m (8' 3" x 6' 9") Window to the rear with electric roller blind, access to loft space.

Family Bathroom

2.05m x 1.84m (6' 9" x 6' 0") Window to the front, panelled bath with mixer tap and mains fed shower over in tiled surround and glazed shower screen, WC, pedestal hand wash basin.

Outside

The property is located at the end of the cul-de-sac with driveway to the side providing off road parking for several vehicles. There is a young children's play/activity area. The garden at the rear has been hard landscaped with gated access to the side and a paved terrace with further seating area towards the rear of the garden. There is power and an outside tap. Enclosed by close boarded and panel fencing.

Important information

Tenure - Freehold.

Services - We understand mains gas, electricity, water and drainage are connected to the property.

Council tax band C

EPC rating B.

Our ref: SM.

Management company current annual service charge for communal green areas - £165.34 annually (This charge is for 2024)

Location

Wickham Market is a large village with an excellent range of amenities including a range of shops, restaurants, doctors surgery, library, dentist, a primary school and a church. The A12 is within easy reach, along with Woodbridge, and there's a mainline railway station at Campsea Ashe and regular bus services to Ipswich and Aldeburgh.

Directions

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

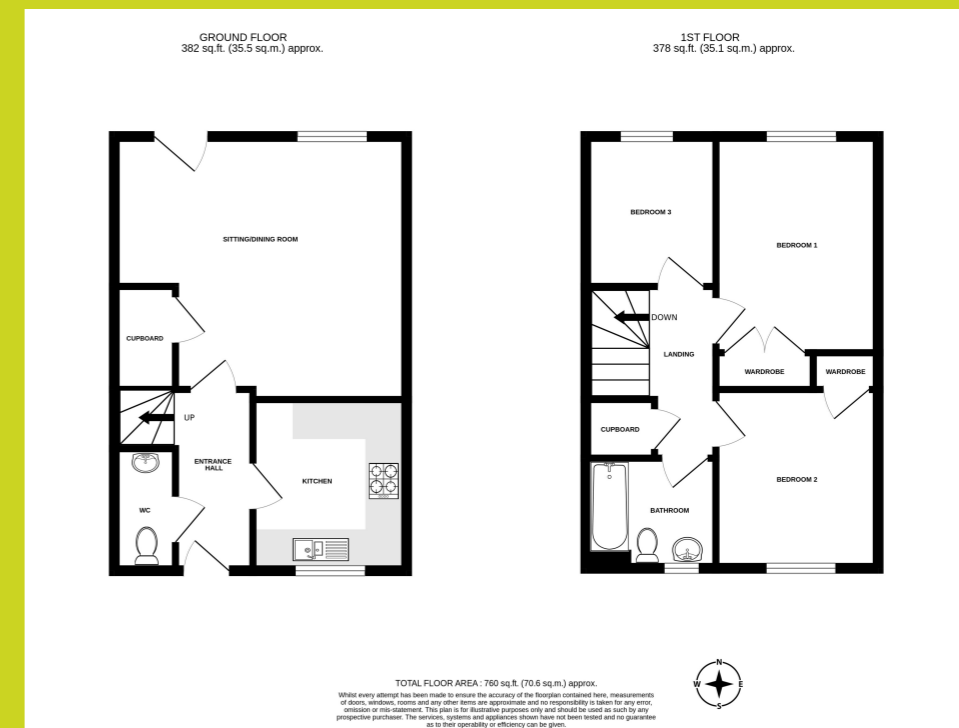
Disclaimer

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.

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.

