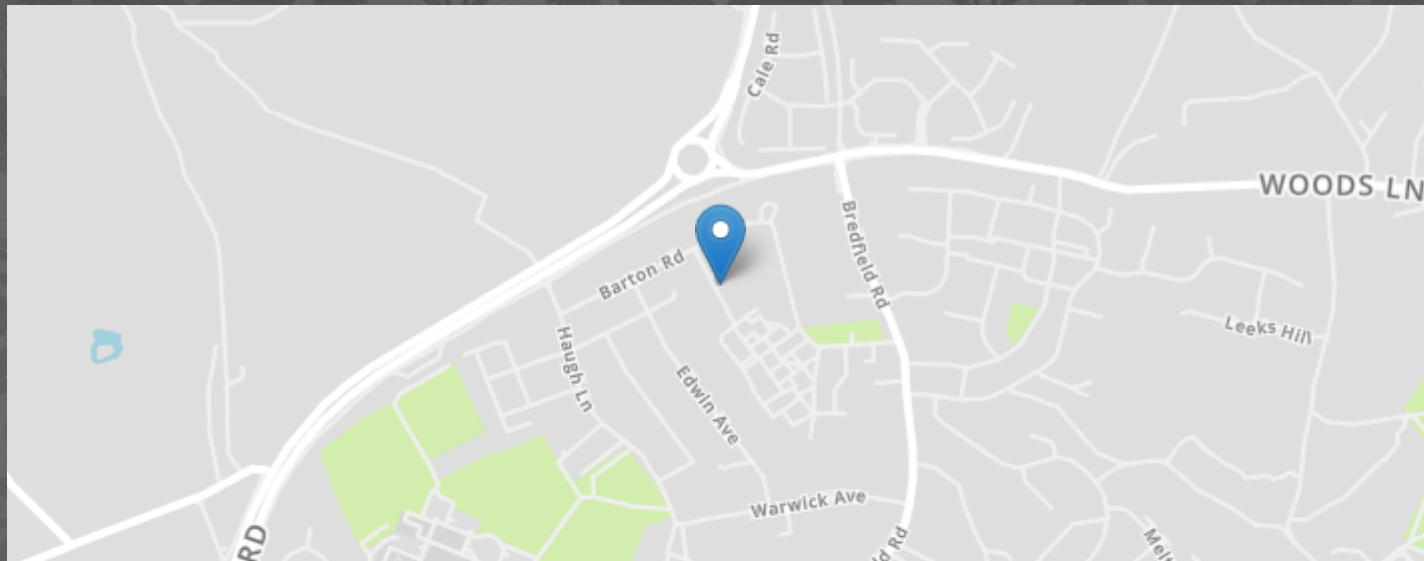


Collingwood Road, Woodbridge



- EXTENDED, END TERRACED, THREE BEDROOM FAMILY HOME
- KITCHEN AND SEPARATE UTILITY ROOM
- RAISED DECKED AREA WITH PERGOLA OVER, IDEAL FOR OUTDOOR ENTERTAINING
- POPULAR MARKET TOWN OF WOODBRIDGE
- EASY ACCESS TO THE A12 AND ALONG THE SUFFOLK HERITAGE COAST

- OPEN-PLAN LIVING/DINING ROOM
- DOUBLE FITTED WARDROBE IN BEDROOM TWO
- GARAGE AND OFF ROAD PARKING
- FANTASTIC WALKS ALONG, AND SAILING ON, THE RIVER DEBEN

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MARKS & MANN



Collingwood Road, Woodbridge

EXTENDED, END TERRACED, THREE BEDROOM FAMILY HOME with GARDEN, GARAGE and off road PARKING. Accommodation comprises entrance hall, OPEN-PLAN living room/dining room, kitchen and UTILITY ROOM, three bedrooms and a family bathroom. Located in popular WOODBRIDGE, within easy reach of the town centre and beautiful River Deben, an early viewing is highly recommended to avoid disappointment.

£290,000

Collingwood Road, Woodbridge

Entrance hall

Window to side, stairs to first floor, storage/cloaks cupboard and door to:

Sitting room

Window to front, opening through to:

Dining room

Patio doors to the rear leading into the utility room and door to side leading to:

Kitchen

Window and door to rear, overlooking and leading into the garden. Range of matching base and eye level units with worktops over, sink, space for a freestanding oven and extractor over.

Utility room

Patio doors to rear, overlooking and leading into the garden, base units with worktops over with space and plumbing for a washing machine and tumble dryer.

First floor landing

Doors to all three bedrooms and the family bathroom.

Bedroom one

Window to front, built-in storage cupboard.

Bedroom two

Window to rear, overlooking the garden, double fitted sliding door wardrobe.

Bedroom three

Window to front, built-in storage cupboard.

Family bathroom

Window to rear, panel enclosed bath with shower over, hand wash basin and WC.

Outside

The front of the property has been laid to low maintenance gravel, with block paving laid to provide a parking space, enclosed by hedging. A path leads to the front door and a side gate gives access to the rear garden.

There is a patio to the rear and side of the property, with the remainder mainly laid to grass, with flower, plant and shrub borders, enclosed by wooden fencing. A path leads to a raised decked area with pergola over, a fantastic place for outdoor entertaining and alfresco dining.

The property benefits from a garage, with up and over door, located in a block behind the property,

Important information

Tenure - Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band B.
EPC rating TBC.
Our ref: SM/elr.

Agents note

The loft was previously accessed via a spiral staircase , however, this was removed by the current vendor and access is now via a standard loft ladder.

Location

The property is located in the popular market town of Woodbridge where you can find an abundance of restaurants, bars, coffee houses and independent boutiques trading alongside the national retailers. There are highly regarded primary and high schools in both the state and private sector and for the sailing enthusiast, Woodbridge lies along the River Deben. For the commuter, there is a railway station with a link to Ipswich, which in turn has a direct link to London Liverpool Street, as well as easy access to the A12/A14.

Martlesham Retail Park can be found just a short drive away where you can find Tesco Superstore, M&S Food Hall, Next and many more retail outlets, as well as Martlesham Leisure & Fitness Club.

Collingwood Road, Woodbridge

Directions

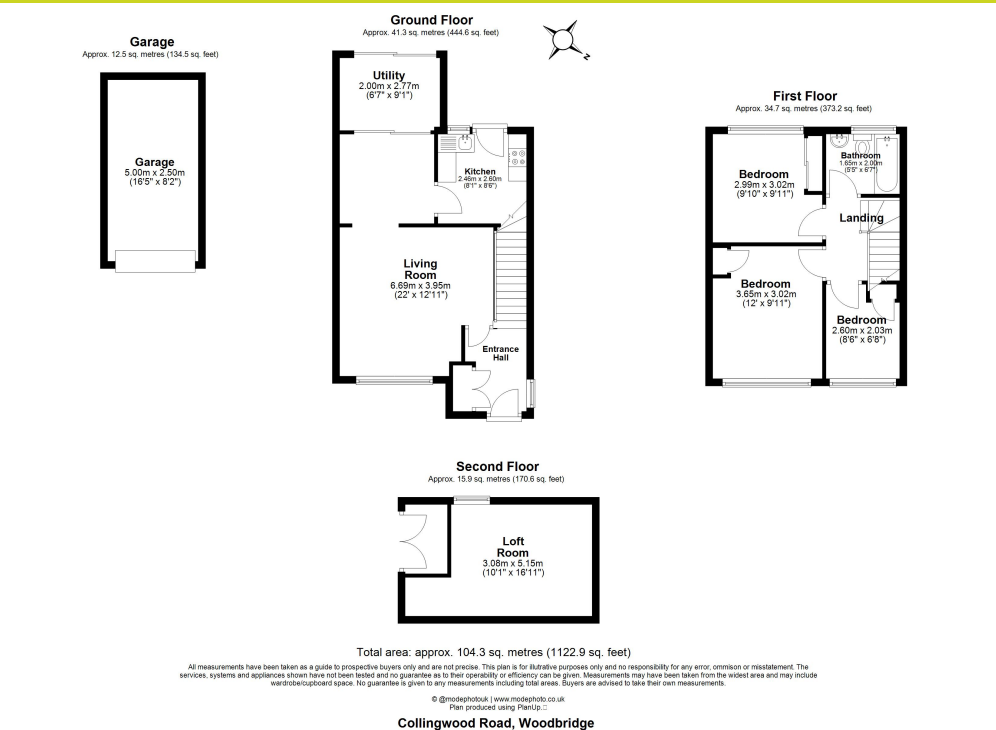
Using a SatNav, please use IP12 1JL as the point of destination.

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.

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.

