

- POPULAR RENDLESHAM VILLAGE CLOSE TO WOODBRIDGE
- MID TERRACE THREE BEDROOM FAMILY HOME
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTES

- OVERLOOKING AN OPEN GREEN AREA
- KITCHEN/DINING ROOM AND SITTING ROOM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- OFF ROAD PARKING
- EASY ACCESS TO A12/A14

**MARKS & MANN**



### Jays Croft Road, Rendlesham, Woodbridge

Located in popular RENDLESHAM VILLAGE and OVERLOOKING AN OPEN GREEN AREA is this MID TERRACE THREE BEDROOM FAMILY HOME with PRIVATE rear GARDEN and off road PARKING. Accommodation comprises entrance hall, KITCHEN/DINING ROOM, sitting room and downstairs cloakroom, with three bedrooms, with an EN-SUITE SHOWER ROOM to bedroom one, and a family bathroom. An early viewing is strongly advised to avoid disappointment.

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**£240,000**

# Jays Croft Road, Rendlesham, Woodbridge

## Entrance hall

Stairs to first floor, storage cupboard and doors to the kitchen/dining room, sitting room and downstairs cloakroom.

## Kitchen/dining room

4.30m (max) x 4.29m (14' 1" (max) x 14' 1") Window to front with space for a family dining table. Range of matching base and eye level units with worktops over, sink, space for a freestanding cooker, fridge freezer and space and plumbing for a washing machine. Under stairs storage cupboard and door to:

## Sitting room

6.55m x 3.79m (21' 6" x 12' 5") Window and French doors to rear, overlooking and leading into the garden, space for a comfy sofa/seating area and door back to the entrance hall.

## Downstairs cloakroom

Wash hand basin and WC.

## First floor landing

Access to airing cupboard, all three bedrooms and the family bathroom.

## Bedroom one

3.66m x 3.28m (12' 0" x 10' 9") Window to front, door to:

## En-suite shower room

Shower cubicle, hand wash basin and WC.

## Bedroom two

3.78m x 3.27m (12' 5" x 10' 9") Window to rear, overlooking the garden, built in storage cupboard.

## Bedroom three

3.78m (max) x 3.17m (12' 5" (max) x 10' 5") Window to rear, overlooking the garden, built in storage cupboard.

## Family bathroom

Window to front, panel enclosed bath with shower over, hand wash basin, WC and heated towel radiator.

## Outside

The front of the property has been mainly laid to lawn with plant and shrub borders, with a path leading to the front door.

The rear garden has been predominately laid to lawn with plants and shrubs, enclosed by wooden fencing. A paved path leads to the rear of the garden where there is a patio area, ideal for outdoor entertaining. There is a gate leading to the two allocated parking spaces. There is a garden shed which we understand is to remain.

## Important information

Tenure - Freehold.

Services - we understand that, electricity, water and drainage are connected to the property. Heating is via electric radiators.

Council tax band A.

EPC rating TBC.

Our ref: SM/elr.

## Location

The village of Rendlesham benefits from many amenities, a well-regarded primary school, nursery, shop, community centre, dentist and a doctor's surgery. There is a local park and a real strong sense of community.

The popular market town of Woodbridge is nearby, and sits along the River Deben, with an array of local and national shops, boutiques, restaurants and bars.

For the commuter, the A12/A14 are both within easy reach, as is the mainline train station at Ipswich, with a direct link to London Liverpool Street.

## Directions

Using a SatNav, please use IP12 2TQ as the point of destination.

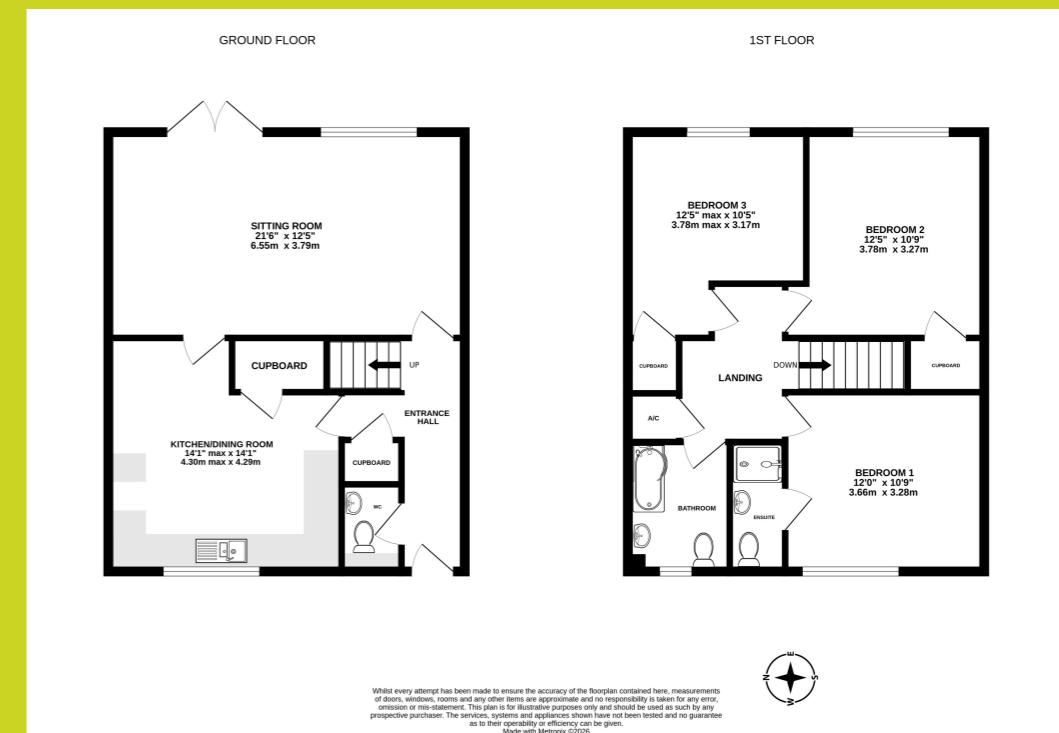
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## Disclaimer

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## 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.

