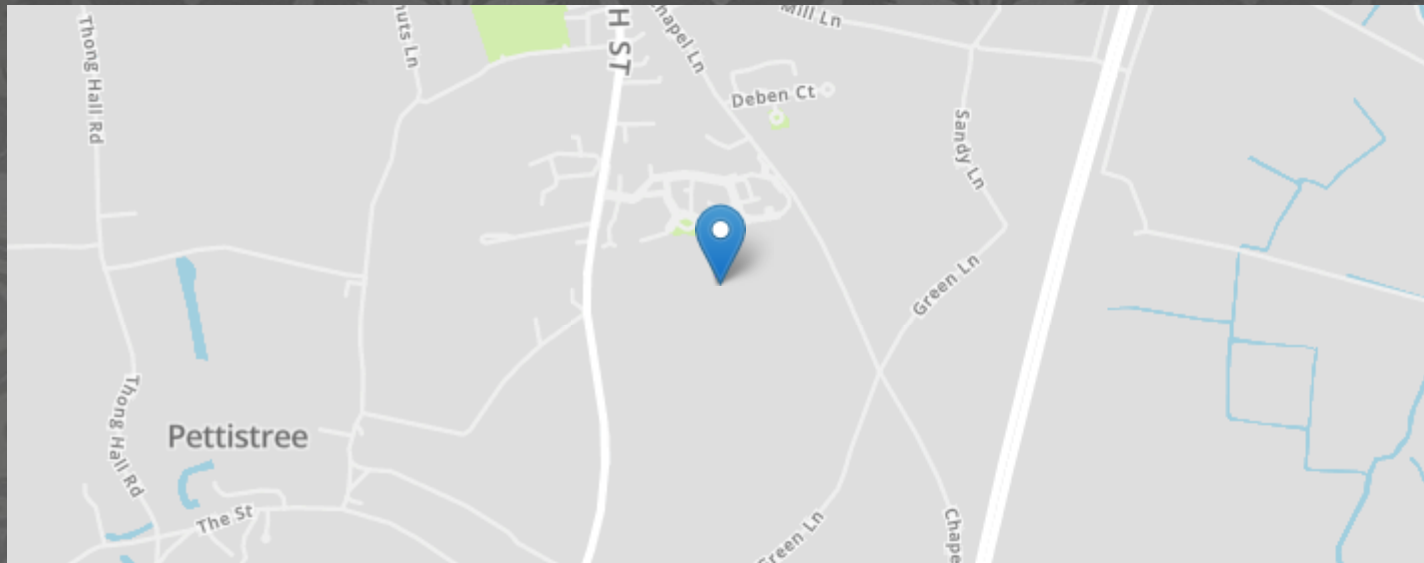


## Observers Road, Wickham Market, Woodbridge



- POPULAR WICKHAM MARKET
- OPEN-PLAN KITCHEN/SITTING/DINING ROOM
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- FITTED WARDROBES IN BOTH BEDROOMS
- DRIVEWAY WITH PARKING
- TWO BEDROOM SEMI-DETACHED HOME
- KITCHEN WITH INTEGRATED APPLIANCES
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE

# MARKS & MANN

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# MARKS & MANN



## Observers Road, Wickham Market, Woodbridge

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

**£264,000**



Observers Road, Wickham Market, Woodbridge

Entrance hall

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

Downstairs cloakroom

Window to side, wash hand basin and WC.

Open-plan kitchen/sitting/dining room

Kitchen area 2.90m x 2.25m (9' 6" x 7' 5") Sitting/dining room area 4.67m x 4.53m (15' 4" x 14' 10")

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/socialising area.

First floor landing

Doors to storage cupboard, both bedrooms and the family bathroom.

Bedroom one

3.84m x 3.24m (12' 7" x 10' 8") Window to rear, overlooking the garden, fitted wardrobes and door to:

En-suite shower room

Window to rear, shower cubicle, hand wash basin and WC.

Bedroom two

2.97m x 2.37m (9' 9" x 7' 9") Window to front, fitted wardrobe.

Family bathroom

Window to front, panel enclosed bath with shower over, 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, 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 heath centre, library, Co-op and primary school. benefits from a useful range of shops together with a Health Centre, library 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 at Woodbridge with a link to Ipswich, with Ipswich having a mainline station with a direct link to London Liverpool Street.

Observers Road, Wickham Market, Woodbridge

Directions

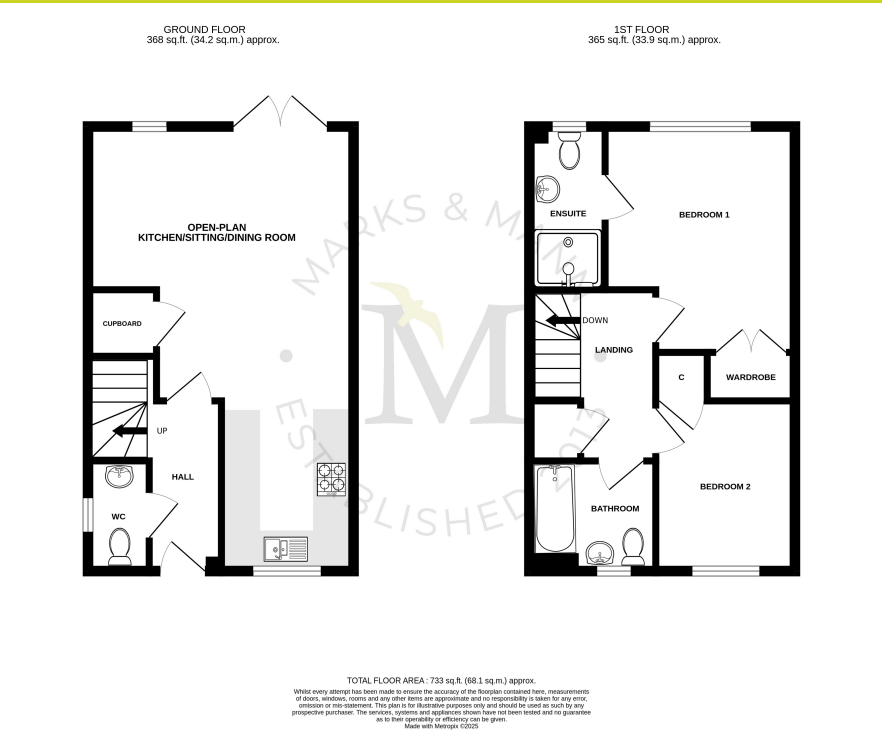
Using a SatNav, please use IP13 0FD as the point of destination.

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.

