



# CharlesWright

PROPERTIES

Selling Properties the Wright Way



## 12 St. Andrews Place

Melton, Woodbridge, IP12 1PZ

**Guide price £270,000**





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## Description

An established, well presented three bedroomed semi detached house within walking distance to local amenities in this popular village of Melton that borders the riverside town of Woodbridge. The property benefits from double glazed windows and doors, oil fired central heating. and there is a good sized south facing rear garden.

## Location

Melton is a popular village on the outskirts of Woodbridge, with its own Primary school, local shops including a butchers, convenience store and a number of eateries as well as other useful amenities. The village also has its own railway station with direct line to Ipswich and main line to London's Liverpool Street. There is a riverside walk along the Deben to Woodbridge from Melton providing access to all the amenities of the town, with range of shops, restaurants, cinema and Library, as well as range of river facilities.

## Entrance Porch

Double glazed windows and door.

## Entrance Hall

7 x 6 (2.13m x 1.83m)

Stairs to first floor with understairs cupboard and radiator.

## Sitting Room

16 x 11 (4.88m x 3.35m)

Double glazed window to front, sealed tiled fireplace and hearth and a radiator.

## Kitchen/dining room

15 x 9'8 (4.57m x 2.95m)

Double glazed window to rear and side. Fitted units incorporating to stainless steel sink unit and single drainer, cupboards under and plumbing for washing machine. Further work surfaces with cupboards and drawers under, range of eye level units, wall cupboard and radiator.

## Inner Hall

Built in cupboard and doors to conservatory and shower room.

## Conservatory/ utility

20 x 12'3 I-shaped max (6.10m x 3.73m I-shaped max)

Double glazed windows and doors to rear and side, tiled floor, ceiling fan light, radiator and wall mounted electric heater.

## Shower Room

6'5 x 5 (1.96m x 1.52m)

Double glazed window to rear, full tiled shower cubicle, wall mounted wash basin, low level wc, extractor and radiator.

## Landing

Double glazed window to side, loft access linen cupboard and radiator.

## Bedroom One

12'11 x 10'5 (3.94m x 3.18m)

Double glazed window to front and radiator.

### Bedroom Two

13'6 x 8'4 (4.11m x 2.54m)

Double glazed window to rear and radiator.

### Bedroom Three

9'9 x 7'4 (2.97m x 2.24m)

Double glazed window to front, built in cupboard and radiator.

### Bathroom

6 x 4'6 (1.83m x 1.37m)

Double glazed window to rear, panelled bath and wall mounted wash hand basin.

### Cloakroom

6 x 2'7 (1.83m x 0.79m)

Double glazed window to side, low level wc and radiator.

### Outside and Gardens

The front garden is shingle hard standing with parking for two vehicles. There is side access to the rear garden with garden shed, oil tank and outside oil fired boiler. There is a patio to the immediate rear of the house, leading on to a lawned garden with flower and shrub borders.

There are a number of established trees along the side boundary and the garden faces south.

### Agents Note

We understand that mains electric, water and drainage are connected to the property.

Tenure - Freehold

EPC rating - D

Council tax - B

Local Authority - East Suffolk Council





Road Map



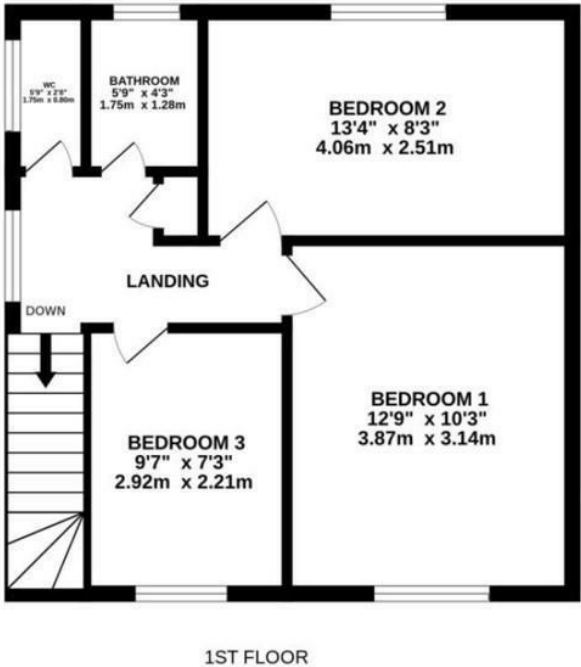
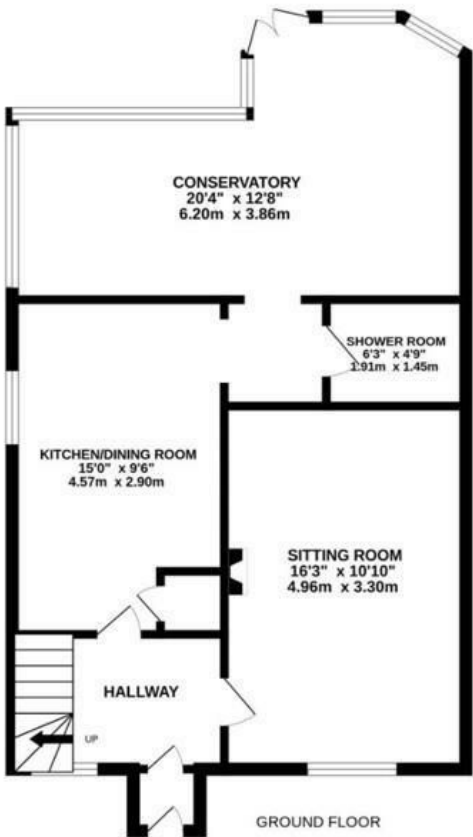
Hybrid Map



Terrain Map



Floor Plan

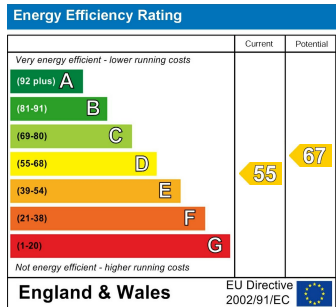


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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