



# CharlesWright

PROPERTIES

Selling Properties the Wright Way



## 2 Balliol Close

Woodbridge, IP12 4EQ

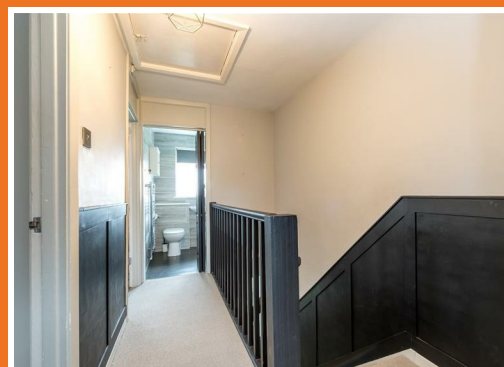
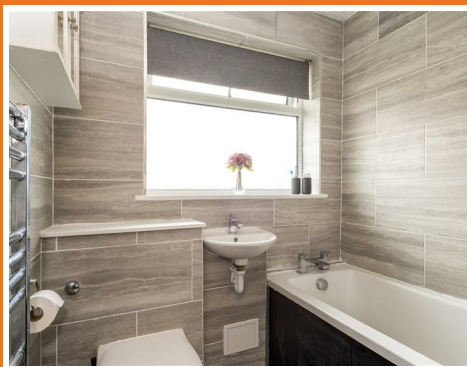
**Guide price £290,000**



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## Description

A well presented three bedroomed end terraced having been recently extended to the ground floor with views out across the green to the front in this popular and convenient position close to the local shops and the sought after Kyson Primary School. The property has been refurbished and extended to provide a second reception room to provide comfortable family living accommodation.

## Location

The property is situated in an excellent location overlooking the green and is within walking distances of the local Co-op, Kyson Primary and Farlingaye High School, as well as in easy reach of the Town and River Deben. The sought after market town of Woodbridge is located on the River Deben, with superb sailing and rowing facilities. It also offers a variety of amenities including boutique shops, cinema, swimming pool, library and a variety of restaurants. Woodbridge also its own rail station with links to Ipswich which is on the mainline to London's Liverpool Street.

## Entrance hall

Double glazed door to front, feature wall panelling, stair flight to first floor.

## Sitting room

14'01 x 13'09 (4.29m x 4.19m)

Double glazed window to front, feature fireplace, understairs cupboard, radiator and carpet flooring.

## Kitchen/dining room

16'11 x 11'01 (5.16m x 3.38m)

Grey kitchen units with oak work tops above, navy

breakfast bar with oak worktop above, integrated oven, integrated gas hob, integrated microwave, integrated fridge/freezer, integrated dishwasher, integrated washing machine, Anthracite vertical radiator and wood effect flooring.

## Family room

17'17 x 8'11 (5.18m x 2.72m)

Double glazed window to front, double glazed double doors to rear, two Velux window, radiator and wood effect flooring.

## First floor landing

Doors to first floor rooms, airing cupboard, loft access and carpet flooring.

## Bedroom one

13'09 x 9'04 (4.19m x 2.84m)

Double glazed window to rear, fitted wardrobes, radiator and carpet flooring.

## Bedroom two

17'07 x 8'11 (5.36m x 2.72m)

Double glazed window to front, fitted wardrobe, radiator and carpet flooring.

## Bedroom three

9'08 x 7'03 (2.95m x 2.21m)

Double glazed window to rear, radiator and carpet flooring.

## Bathroom

5'10 x 5'07 (1.78m x 1.70m)

Double glazed window to front, panelled bath with shower above, low level wc, wash basin and heated towel rail.



## Outside & gardens

The front garden is laid to lawn with a path up to the front door. The rear garden has a timber decking to the immediate rear that leads onto a lawned garden which runs round to side of the property. At the rear is a home office, all enclosed by timber fencing and there is a garage within a block.

## Services

We understand mains gas, electric, water and drainage are connected.

Tenure: Freehold

EPC rating: C

Council Tax: Band B

Council: East Suffolk



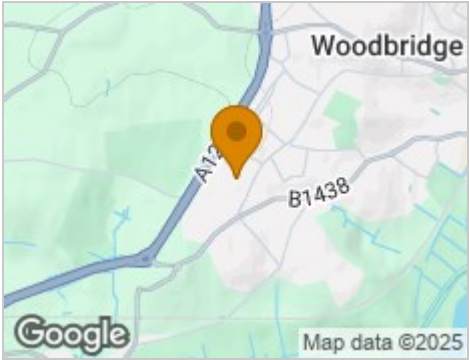
Road Map



Hybrid Map



Terrain Map



Floor Plan



Total Area: 96.8 m<sup>2</sup> .... 1042 ft<sup>2</sup>

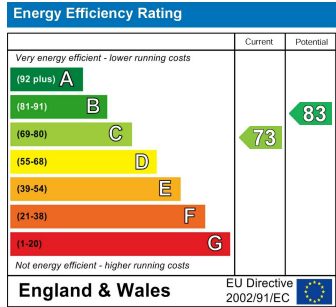
All measurements are approximate and for display purposes only

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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