



Cedar Road, Rendlesham WOODBRIDGE IP12 2UN

welcome to

Cedar Road, Rendlesham WOODBRIDGE

Benefiting from a modern air source heating system, this well presented, two bedroom, semi-detached house is situated in a quiet cul-de-sac location, with sweeping driveway providing ample parking.



Outside Front

To the front of the property there is a long sweeping driveway.

Porch

With heat pump wet radiator, door to the...

Cloakroom

With low level WC, heat pump wet radiator and wash hand basin.

Lounge

14' 2" x 12' 2" (4.32m x 3.71m)

Double glazed window to the front, double doors to storage cupboard, heat pump wet radiator, stairs to first floor, opening through to the...

Kitchen

13' x 10' 5" (3.96m x 3.17m)

Double glazed window to the rear. Fitted with a range of wall and base mounted units with worktop over and splashback, one and a quarter drainer sink with mixer tap over, built-in oven and hob with extractor fan over, integrated washing machine and fridge/freezer, tiled floor, heat pump wet radiator, door leading through to the...

Dining Room

13' 1" x 8' 8" (3.99m x 2.64m)

With double glazed patio doors to the rear, heat pump wet radiator.

First Floor Landing

Airing cupboard housing the hot water tank, loft hatch, storage cupboard, double glazed window to the side, heat pump wet radiator.

Bedroom One

13' 7" x 12' 2" (4.14m x 3.71m)

Double glazed window to the front, heat pump wet radiator.

Bedroom Two

11' 3" x 11' 2" (3.43m x 3.40m)

Double glazed window to the rear, wardrobe, heat pump wet radiator.

Bathroom

Obscure double glazed window to the side, low level WC, pedestal wash hand basin, spa bath with shower over, tiled floor.

Rear Garden

Commences with a patio area, and is mainly laid to lawn, with a shrub border and vegetable patch.



view this property online williamhbrown.co.uk/Property/WBG109460



welcome to

Cedar Road, Rendlesham WOODBRIDGE

- Popular Village Location
- Quiet Cul-De-Sac Position
- Set on a Corner Plot
- Modern Air Source Heating System
- Two Reception Rooms

Tenure: Freehold EPC Rating: B
Council Tax Band: A

£275,000



Please note the marker reflects the
postcode not the actual property

view this property online [williambrown.co.uk/Property/WBG109460](https://www.williambrown.co.uk/Property/WBG109460)



Property Ref:
WBG109460 - 0003

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01394 380280



Woodbridge@williambrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk,
IP12 1DH



williambrown.co.uk