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PROPERTIES

Selling Properties the Wright Way



Salt House 1 Cumberland Mews

Woodbridge, IP12 4JF

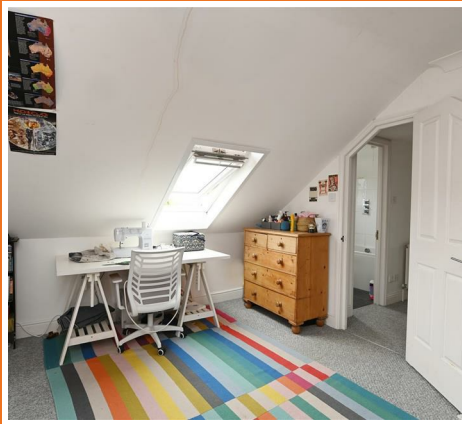
Guide price £545,000



Salt House 1 Cumberland Mews

Woodbridge, IP12 4JF

Guide price £545,000



Description

A well presented three/four bedroom semi-detached townhouse situated within close proximity of the Town centre, River Deben and train station. This home has been well presented with a modern feel to it and enjoys accommodation across three levels approaching 1600 sq. ft. Inside the accommodation comprises of an entrance hall, a cloakroom, stylish kitchen breakfast room and a reception room on the ground floor. On the first floor there is a further reception/bedroom, a shower room and bedroom with fitted wardrobes. On the second floor there is two double bedrooms and a bathroom. Views across to Sutton Woodbridge can be enjoyed from the top floor.

Location

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 has a rail station with links to Ipswich which is on the mainline to London's Liverpool Street. All these facilities are very much on the doorstep of the property.

Agents Note

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

Council tax band - F

Tenure - Freehold

EPC rating - C.

Local Authority: East Suffolk.

Entrance Hall

15 x 7 (4.57m x 2.13m)

Stairs to first floor with cupboard under.

Cloakroom

5'6 x 3'2 (1.68m x 0.97m)

Double glazed window to front, low level wc, wall mounted wash basin and radiator.

Sitting Room

15 x 14'8 average (4.57m x 4.47m average)

Double glazed window to front and side, and two radiators.

Kitchen/breakfast Room

15 x 14'1 (4.57m x 4.29m)

Double glazed window to side and half double glazed door to courtyard. High gloss fitted units incorporating sink unit and single drainer, cupboards under, integrated dishwasher and plumbing for washing machine. Further work surfaces with cupboard and drawers under and built in five ring gas hob and extractor fan above. Wall cupboards to one wall with integrated fridge and freezer, built in oven and a cupboard housing the Worcester gas fired boiler. Eye level units and radiator.

Landing

Stairs to second floor.

Second sitting room/ Bedroom

15 x 14'8 average (4.57m x 4.47m average)

Double glazed window to front and side, fireplace with gas fire and radiator.

Tel: 01394 446483

Bedroom One

14'2 x 13 (4.32m x 3.96m)

Double glazed window to side, fitted wardrobes to one wall and radiator.

Shower Room

6'11 x 5'1 (2.11m x 1.55m)

Double glazed window to front, shower cubicles with shower unit, low level wc, pedestal wash basin and radiator.

Second floor landing

Radiator.

Bedroom Two

14'2 x 13 (4.32m x 3.96m)

Double glazed box window to side and Velux window to front and radiator.

Bedroom Three

13'3 x 13 (4.04m x 3.96m)

Double glazed box window to side and Velux window to front, access to loft and radiator.

Bathroom

7 x 5'5 (2.13m x 1.65m)

Double glazed window to front, panelled bath with independent shower unit over, low level wc, wash hand basin and radiator.

Outside and Gardens

Cumberland Mews is a small established private development with properties with their own parking. There are also five visitor parking spaces. The development is approached from Station Road to a brick paved drive. There is a block of garages to on the left hand side past the property where number One owns the second from the left, which also has a parking space in front. There are community bin. To the north west of the property is a courtyard garden being brick paved with shrub beds, enclosed by panelled fencing.

Agents Notes

Services: mains drainage, electricity, gas and water are connected to the property.

Tenure: Freehold

EPC: Band C

Council Tax: Band F

Local Authority: East Suffolk Council.

Service Charge: for 2026 was £375



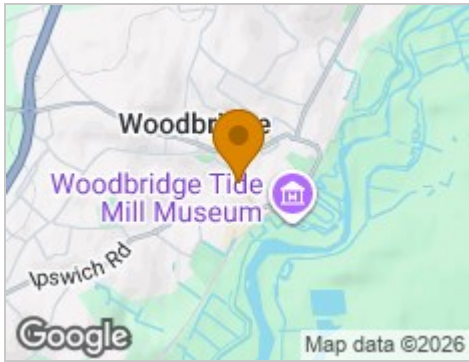
Road Map



Hybrid Map



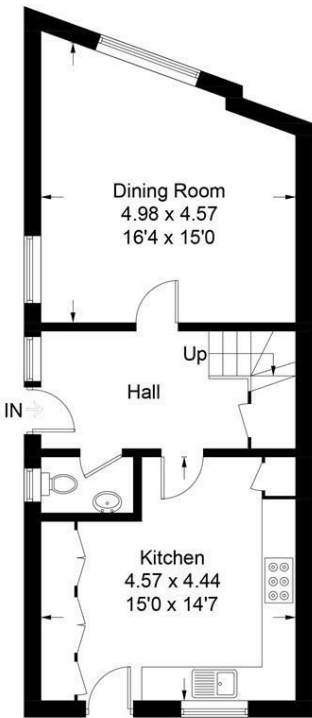
Terrain Map



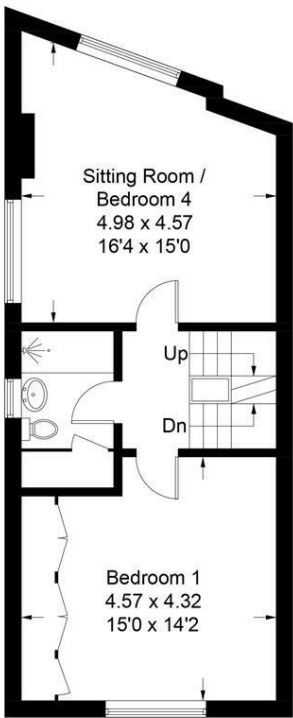
Floor Plan

1 Cumberland Mews, Woodbridge

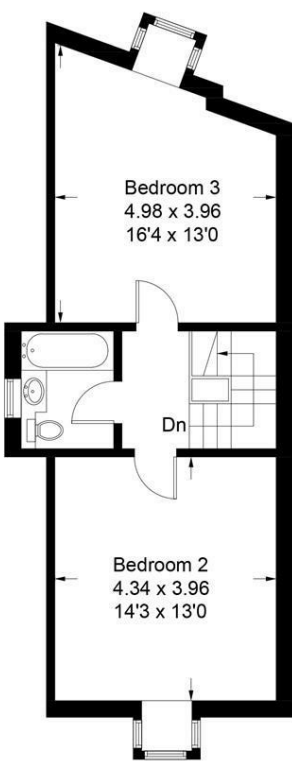
Approximate Gross Internal Area = 145.7 sq m / 1568 sq ft



Ground Floor



First Floor



Second Floor

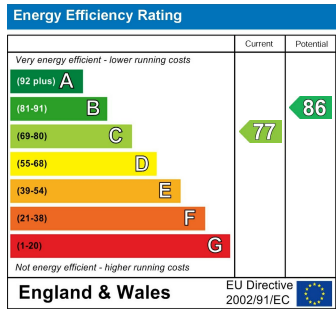
Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1328220)

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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