



Mayhew Road, Rendlesham, Woodbridge IP12 2GZ

welcome to

Mayhew Road, Rendlesham, Woodbridge

A four bedroom detached house offering three reception rooms, two parking spaces and a garage. The property offers an enclosed rear garden, as well as an ensuite and ground floor cloakroom, and is offered with no onward chain.

Entrance Hall

Wood effect flooring. Radiator. Understairs storage.

Cloakroom

Wood effect flooring. Suite comprising low level WC and wash hand basin with chrome mixer tap. Spotlights, extractor fan, radiator.

Lounge

Double glazed windows to rear and side aspects. Double glazed french doors leading to conservatory. TV and phone point. Electric fire.

Dining Room

Double glazed windows to front and side aspects. Double doors leading to the lounge.

Conservatory

Double glazed windows to three aspects. Double glazed doors leading to garden. Wood effect flooring.

Kitchen / Diner

Double glazed windows to rear and front aspects. Double glazed door to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Tiling to flashbacks. Stainless steel sink and drainer unit with one and a half bowl with chrome mixer tap. Integrated fridge/freezer, washing machine and dishwasher. Electric oven with gas hob and extractor over. Wood effect flooring. Central heating boiler. Radiator.

Landing

Radiator. Airing cupboard.

Bedroom One

Double glazed windows to front and side aspect. Built in wardrobe. Radiator.

Ensuite

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin with chrome mixer tap and corner shower cubicle. Tiled walls and spotlights.

Bedroom Two

Double glazed window to front aspect. Radiator.

Bedroom Three

Double glazed window to rear and side aspects. Radiator.

Bedroom Four

Double glazed window to rear aspect. Radiator.

Rear Garden

The rear garden commences with a patio area. The remainder is laid to artificial grass. Side access. Electric point. Trees and plantation.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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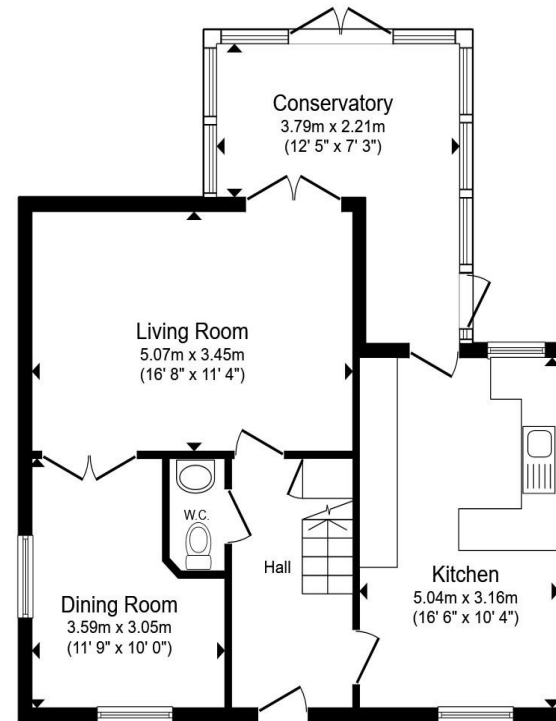
- Prime Rendlesham location
- Four bedrooms
- Detached
- Nice walks nearby
- Parking

Tenure: Freehold EPC Rating: Awaited

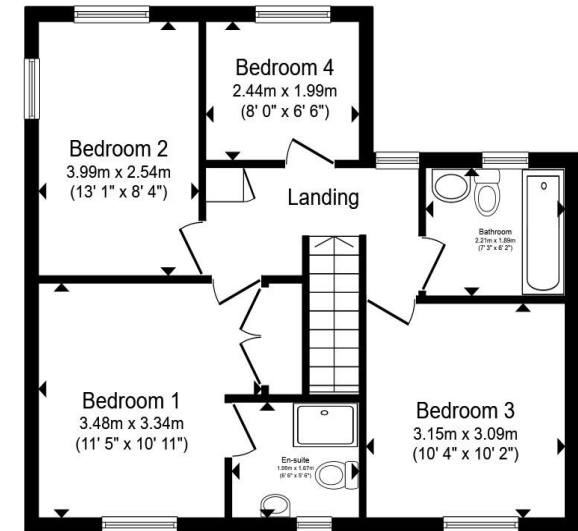
Council Tax Band: D

offers in excess of

£400,000



Ground Floor



First Floor

Total floor area 118.0 m² (1,270 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
WBG109582 - 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.

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