



Houchell Homes

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**57 HIGH STREET
WICKHAM MARKET**

57 High Street, Wickham Market, Woodbridge, IP13 0HE

This two-storey property has been recently refurbished throughout and is located in the heart of Wickham Market for convenient access to local facilities, in particular the new Co-op supermarket which sits directly opposite.

The front garden is predominantly grass with low boundary walls.

An archway leads to the courtyard with access to the back door and Chapel Lane via a footpath.

Car parking can be provided via Suffolk Coastal District Council with the issue of a permit at the tenant's cost, currently £10.00 per month for The Hill long stay car park opposite the rear passage.

Ground floor

Large lounge with open fireplace, pine floor boards, window and radiator.

Dining room with window looking out to courtyard, radiator and carpet.

Hallway with quarry tile and brick floor with access to small private courtyard and kitchen.

Kitchen with space for dining table, fully modernised with new cupboard units, work surface and extractor hood. Vinyl floor covering and radiator. Food cupboard under stairs.

Lobby with back door and staircase to annex room.

Utility with radiator, Belfast style sink and plumbing for washing machine. Space for refrigerator.

Cloakroom with radiator, WC and wash basin.

First floor

Main staircase leads to carpeted landing, three bedrooms and fully modernised bathroom. New vinyl floor covering to bathroom, new carpets to bedrooms.

Secondary staircase leads to annex room which could be utilised as a fourth bedroom or guest room, or studio/home office. This room is carpeted and has a gas heater.



Council Tax - band D (currently £1,474.83 pa)

Utilities - mains water, gas and electricity

Heating - gas fired central heating via modern condensing boiler

Electrical installation meets current IEE standards

Energy Performance Certificate (EPC) available on request