



14 New Street, Woodbridge, IP12 1DX

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ESTABLISHED 1966

**14 New Street
Woodbridge
Suffolk
IP12 1DX**

GUIDE: £325,000

SHOP | WC | STOREROOM | STUDIO ROOM
BATHROOM | KITCHENETTE

Located on the River Deben, Woodbridge is a delightful and historic market town, retaining a variety of fascinating architecture. This well served town provides an array of amenities including independent stores; supermarkets; a wide choice of restaurants, pubs and bars, together with a broad range of professional services. Schools in the area include St Mary's Primary School, Farlingaye High School and the independent Woodbridge School (4-18).

Woodbridge has been a centre for boat building, rope making and sail making since the Middle Ages. The town retains its strong links with the river and sea as well as on a more recreational basis with an active marina and yacht club, along with other sailing clubs on the Deben, as well as its scenic walks and renowned bird watching. The town is served by a branch line railway station, linking with the mainline service from London to Norwich at Ipswich. The A12 bypasses Woodbridge and provides a dual carriageway direct to London and links with the A14.

14 New Street

Formerly a well-known art and framing shop, 14 New Street is an end of terrace period property in a highly convenient position on the corner of New Street and St John's Hill, just a stone's throw from Market Hill and The Thoroughfare. It is constructed of rendered brick elevations under a tiled roof.



The accommodation is laid out over two floors. The front door opens to the main shop floor which has two bay windows. A wide opening to the rear leads to a WC, understairs cupboard and a large studio/store room. Stairs rise to the first floor where there is a large living room, kitchenette and bathroom. The property requires renovation and has considerable potential for a variety of uses, subject to the necessary planning consent.

LOCAL AUTHORITY

East Suffolk District Council.

ENERGY PERFORMANCE CERTIFICATE

Commercial EPC band D.

SERVICES

Mains water, gas, drainage and electricity are connected. Gas fired central heating to the first floor.

IMPORTANT NOTICE:

These particulars have been prepared in all good faith; measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase. **Viewing** is strictly by appointment: Tel: (01728) 454505. www.bedfords.co.uk 145 High Street, Aldeburgh, Suffolk IP15 5AN.

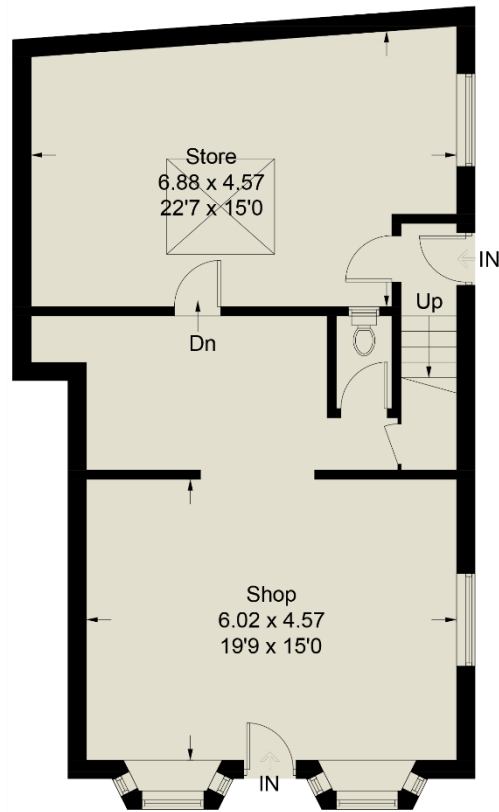
FIXTURES AND FITTINGS:

Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation.

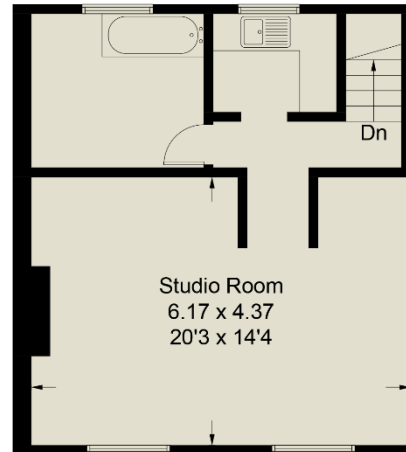


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Approximate Gross Internal Area = 117.5 sq m / 1265 sq ft



Ground Floor



First Floor



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