

A red brick, three bedroom, semi-detached, former local authority house located in the popular and sought-after market town of Woodbridge.

Guide Price

£225,000

Freehold

Ref: P7631/B

39 Grundisburgh Road

Woodbridge

Suffolk

IP12 4HH



Entrance hall, sitting room, kitchen/breakfast room and wet room.

Three first floor bedrooms.

Enclosed gardens to the front and rear.

Off-road parking space.

No onward chain.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The property will be found along Grundisburgh Road, a short distance from the centre of the historic market town of Woodbridge. Probably best known for its outstanding riverside setting, Woodbridge offers a good choice of schooling in both the state and private sectors and a wide variety of shops and restaurants. Recreational facilities include sailing on the River Deben, a number of well regarded local golf clubs, including Woodbridge Golf Club, which was founded in 1893, a cinema, as well as a wonderful network of footpaths. Woodbridge also benefits from rail links to Ipswich, where Inter City rail services to London's Liverpool Street station take just over the hour. The popular Heritage Coastline destinations of Orford and Aldeburgh are approximately 10 miles and 15 miles respectively. The County Town of Ipswich is approximately 8 miles to the south-west.

Description

39 Grundisburgh Road is a three bedroom, semi-detached, red brick former local authority house, built circa 1935, with brick elevations under a pitched tiled roof. The property has well laid out accommodation over two floors. Occupying a corner position the property has enclosed gardens to front and rear.

Whilst the property boasts modern gas fired heating and double glazing throughout, it is now in need of a schedule of refurbishment and renovation.

The front door opens into an entrance hall which has stairs to the first floor landing and a door opening to the sitting room. This is a dual aspect room with windows to the front and rear and a wall mounted radiator. A further door from the hall leads to the kitchen/breakfast room. This has windows to the rear and a partially glazed door opening out to the garden. The kitchen/breakfast room is fitted with a matching range of wall and base units with a stainless steel single drainer sink unit with taps above, inset into roll top work surfaces with tiled splashbacks. There is space for an electric cooker, further space for appliances, a wall mounted radiator and a walk-in pantry which has shelving and a window to the rear. There is a further built-in cupboard with shelving housing the gas meter. There is also a door from the hall to the wet room. The wet room has an obscured window to the front, electric shower with tiled surround and a wall hung basin. There is a low-level WC, wall mounted Dimplex heater and an extractor fan.

Stairs rise to the first floor landing which has a window to the rear and doors off to the bedrooms. Bedroom one is a dual aspect double bedroom with windows to the front and rear, a wall mounted radiator and built-in cupboard with coat hooks and shelf above. Bedroom two is a good size single bedroom with a window to the front and a wall mounted radiator. Bedroom three is another single bedroom with a wall mounted radiator, a window to the rear and a built-in airing cupboard housing a pre-lagged water cylinder and gas fired boiler.

Outside

39 Grundisburgh Road occupies a corner position and benefits from an enclosed front garden which is mainly laid to lawn with established shrub and hedge borders. There is an off-road parking space to the rear of the property from where a gated access leads to the rear garden. The rear garden is enclosed by panel fencing and is mainly laid to lawn with a concrete hardstanding immediately behind the property. There are two brick outbuildings which provide useful storage.

Note to Interested Parties

Please read and absorb the agent's notes listed towards the end of these particulars.

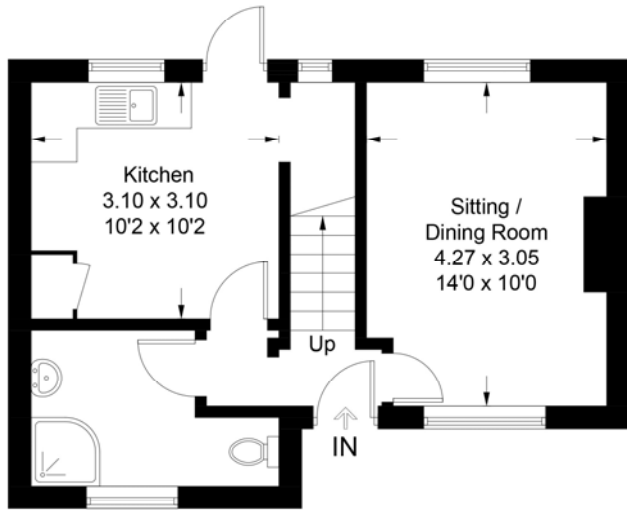




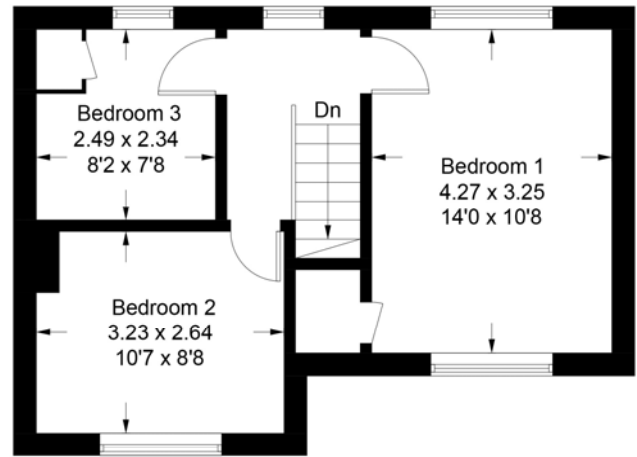


39 Grundisburgh Road, Woodbridge

Approximate Gross Internal Area = 71.2 sq m / 766 sq ft



Ground Floor



First Floor

For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson



Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = D (Copy available from the agents upon request).

Council Tax Band B; £1,779.60 payable per annum 2025/2026

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk
IP12 1RT; Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/ transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor Flagship Ltd does require offers to be accompanied by a completed Declaration of Interest form which is available from the Agent. In cases where applicants are purchasing the property with cash funds, the vendor requires exchange and completion to take place within 28 days of instructing legal representatives and reserves the right to abort the sale if this condition is not met.
4. Please note that a grounds maintenance charge may apply.
5. The property must be marketed for a minimum of 14 days before any offers are to be considered.
6. Please also note that all properties built before 2000 will have some degree of asbestos, a report may be available to obtain from Flagship but buyers are encouraged to conduct their own searches.
7. There is an engrossment fee of £150 payable by the purchaser upon completion.
8. Flagship have requested a Regulated Drainage & Water Search and a Regulated Local Authority Search, the cost of which the Buyer will be responsible for on completion. A clause to this effect will be included in the sales contract. We are unable to guarantee that the search results will be available prior to a sale being agreed but will provide the search report once this is available. We cannot be liable for any adverse results which may be revealed when the search is produced and the buyer must rely on their own searches, survey and inspection.
9. On completion the Buyer shall be required to reimburse the Seller the cost of the searches totalling £130.00.
10. Any prospective buyer interested in adding additional units, subdividing the garden, or altering the property's use will be required to obtain a release of covenant from Flagship Ltd, along with the necessary permissions.
11. Flagship Housing Ltd have a restriction against use of the property as a House of Multiple Occupation (HMO). The incoming purchaser may wish to explore a release of this restrictive covenant with Flagship Housing Ltd directly.

July 2025

Directions

From Wickham Market heading south bound on the A12, towards Woodbridge. Proceed straight over the first roundabout and at the next roundabout take the first left into Grundisburgh Road, continue along the road for a short distance and the property can be found on the right hand side identified by a Clarke and Simpson for sale board.

What3Words location: ///divorcing.footsteps.hiked



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.



DECLARATION OF INTERESTS BY PROSPECTIVE BUYERS

Address of Property:.....

This declaration is designed to prevent conflicts of interests between Flagship Housing Limited and prospective buyers of property from Flagship Housing Limited.

As a result of this declaration Flagship Housing Limited may not be able to sell a property to you if you are an employee or Board Member of Flagship Housing Limited or if you are a contractor, consultant or supplier to Flagship Housing Limited or if you are related to or a close personal friend of an employee or a Board Member or a contractor, consultant or supplier to Flagship Housing Limited.

The definition of a "relative" includes – Parents, spouse, domestic/civil partner, child, grandchild, siblings/siblings in-law, step relative or any member of your household.

The form below is for you to declare if you are a Board Member, an employee or a contractor, consultant or supplier to Flagship Housing Limited or a relative or close personal friend of a Board Member, an employee or a contractor, consultant or supplier.

1	Name of person completing the form	
2	Date of Declaration	
3	Are you either: -	
a	An employee of Flagship Housing Limited?	Yes/No
b	A board member of Flagship Housing Limited?	Yes/No
c	A principal proprietor, director or employee of any company, firm or practice with which Flagship Housing Limited does business?	Yes/No
d	An employee of the Local Authority or member of a Town and Parish Council or likeminded organisation working in partnership with Flagship Housing Limited?	Yes/No
e	Related to someone who falls into the category of a), b) c) or d) above?	Yes/No
f	A close personal friend of someone who falls into the category of a), b) or c) above?	Yes/No
4	If you have answered yes to Question 3 please provide the name(s) of the individuals concerned below.	
5	Buyers Status First Time Buyer / Investor / Owner-Occupier / Other (please state):	
6	Signed	



Buyer Qualification

Buyer/s name/s:

Purchased property address:

Purchaser type: (Circle the correct response)

First time buyer

Buy to Let

Investor

Owner/Occupier (buy to live)

Other:

Funding: (Circle the correct response)

Mortgage

Bridging Loan

Cash

Cash from sale

Gift

Other:

As a cash buyer I can confirm that I will be in a position to exchange contracts within 28 days as required by Flagship Housing Limited.

Signed: