

*A three bedroom semi-detached former local authority house, now in need of renovation and refurbishment, in the popular and sought after village of Grundisburgh just a short drive from the market town of Woodbridge.*

Guide Price  
£200,000 Freehold  
Ref: P7657B

4 Meeting Lane  
Grundisburgh  
Woodbridge  
Suffolk  
IP13 6TY



Entrance hall, sitting room, kitchen/dining room, ground floor bathroom and separate WC.

Three first floor bedrooms.

Generous gardens to front and rear.

Garage and off-road parking.

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](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)

## **Location**

The property is located in the popular and sought after village of Grundisburgh just a short drive 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**

4 Meeting Lane is a three bedroom semi-detached former local authority house with rendered and colourwashed elevations under a pitch tiled roof. The property offers the opportunity for complete renovation and refurbishment and sits on a generous plot with garden to the front which is mainly laid to lawn and an enclosed garden to the rear. There is a single garage en-bloc with off-road parking.

Entering the property from the front, a front door leads into an entrance lobby with large understairs storage area and door off to the sitting room. This is a dual aspect room with windows to the front and rear, wall mounted radiator and laminate style flooring. From the hall there is a door which opens into the kitchen/dining room with windows to the front and rear, a range of fitted wall and base units with stainless steel single drainer sink unit with taps above and tiled splashbacks to roll top work surfaces. There is space for appliances and an electric cooker. There is also a wall mounted radiator and wall mounted Vaillant gas-fired boiler. There is a door from the kitchen into the bathroom which has a panelled bath with mixer tap over and shower attachment, obscure window to the rear, pedestal hand wash basin and wall mounted radiator. A further door leads into the separate WC which has an obscure window to the rear, low-level WC and wall mounted radiator. From the sitting room there is a door to the rear lobby with a partially glazed door to the garden. There are also stairs that rise to the first floor landing. Here there is a window to the front and access to the loft. There are doors off to the bedrooms. Bedroom one is a dual aspect room with windows to the front and rear, wall mounted radiators and a built-in cupboard over the stairs with hanging rail and shelf below. Bedroom two has a window to the front, laminate style flooring and an airing cupboard with a pre-lagged water cylinder and slatted shelving. Bedroom three is a dual aspect room with windows to the side and rear, wall mounted radiator and a built-in cupboard over the stairs with hanging rail and shelving.

## **Outside**

The property is approached from the highway where there is a pedestrian pathway from the road to the front door. There is a shared driveway providing access to the rear and access to a single garage. The incoming purchaser will be liable for a proportionate amount of the maintenance costs according to use. There will also be a requirement to keep the driveway clear at all times.

The garden to the front is mainly laid to lawn and is enclosed by picket fencing and hedging to the front. The gardens to the rear are also laid to lawn and enclosed by close board fencing. There appears to be a detached single garage with a storage area to the side and pre-fabricated concrete with an up and over door. There is also gated access to this area.

## **Note to Interested Parties**

Please read and absorb the agents notes listed towards the end of these particulars.







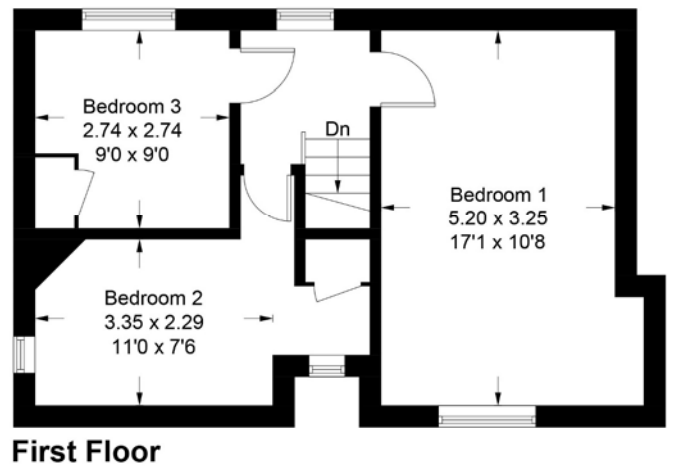
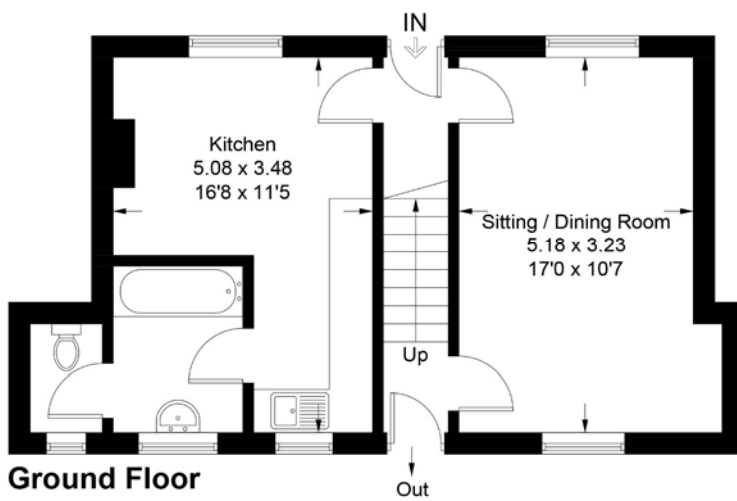






## 4 Meeting Lane, Grundisburgh

Approximate Gross Internal Area = 85.8 sq m / 923 sq ft



*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, gas and electricity.

*Annual Maintenance Charge* The property has an annual grounds maintenance fee of £42.58

*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; £1,680.64 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. The property has a grounds maintenance fee of £42.58 per annum.
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.
12. The incoming purchaser will be liable for a proportionate amount of the maintenance costs according to use. There will also be a requirement to keep the drive way clear at all times. *August 2025*





## Directions

Leaving Woodbridge on Grundisburgh Road, at the roundabout proceed straight across onto the B1079 and continue for 3 miles until you reach the village of Grundisburgh. Turn left into Lower Road and then right again to stay on Lower Road. Turning right into Chapel Lane and then left into Meeting Lane, where the property can be found on the left hand side identified by a Clarke and Simpson For Sale board.

What3Words location: [///models.living.stand](https://www.what3words.com/locations/:///models.living.stand)



Need to sell or buy furniture?

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