

*17 St John's Terrace is a period three bedroom terraced cottage set in the heart of the popular town of Woodbridge with private courtyard and garage.*



## RENT

£1,700 PCM

Ref: R2310

## Address

17 St John's Terrace  
Woodbridge  
Suffolk  
IP12 1HP



Kitchen, dining room, sitting room, utility room, cloakroom. Master bedroom and a further two bedrooms and family bathroom. Courtyard garden with detached garage and on road parking.

To let unfurnished on an Assured Shorthold Tenancy for a term of twelve months with a view to extending.

## Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

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

## Location

17 St John's Terrace is situated within the heart of Woodbridge and only a short walking distance from the market square and Thoroughfare.

Woodbridge is best known for its outstanding riverside setting, and lies about eight miles to the north-east of the County Town of Ipswich. It also offers a good choice of schooling in both state and private sectors, a wide variety of shops and restaurants, a cinema/theatre and marina. There is also a railway station with trains to Ipswich and Lowestoft and fast connecting Inter City services from Ipswich to London's Liverpool Street Station, which take just over the hour.

## The Accommodation

17 St John's Terrace is a characterful three-bedroom Victorian end-terrace house, perfectly positioned in central Woodbridge.

Entering through the front door into the Hallway, a door leads into a spacious dining room with integrated gas fire. A door leads into the Kitchen. Comprising of a fitted shaker style kitchen with integrated appliances. A door leads off to the utility room with matching units and sink, free standing washing machine and tumble dryer. Cloakroom with WC and vanity sink.

A bright sitting room enjoying picturesque views across the church and its surrounding grounds with fireplace and integrated gas fire.



Returning to the Entrance Hall, steps down lead to a well lit cellar.

The staircase leads to the first floor and the Main Bedroom. A bright and spacious bedroom with handwash basin which again benefits from attractive views of the church. A family bathroom which consist of a three piece white suite and overhead shower. A further spacious double bedroom.

A second staircase leads to the Second Floor where Bedroom Three is a found. In addition, there is a spacious storage room which could be used as a Study/Hobby Room.





### Outside

The property has a low maintenance spacious enclosed courtyard garden, with a pond and seating area. To the rear there is a single garage with electric remote control roller shutter door. The property also benefits from unrestricted on street parking.

*Viewing* Strictly by appointment with the agent.

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

*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>

*Council Tax* Band D; £2,288.06 payable per annum 2025/2026

*Local Authority* East Suffolk House, Station Road, Melton, Woodbridge, Suffolk. IP12 1RT 0333 016 2000

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

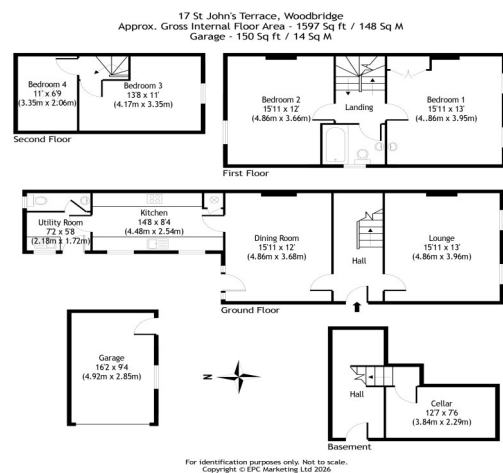
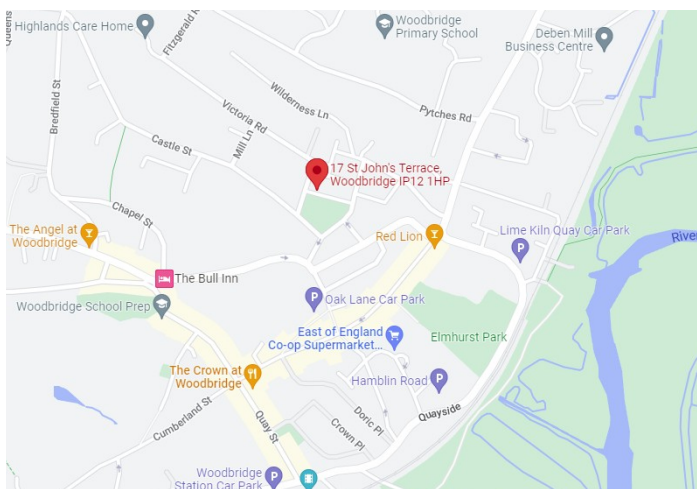
*January 2026*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	91 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Directions

Heading from Framlingham along the A12, at the roundabout, take the 1st exit onto Woods Lane / A1152. Turn right onto Bredfield Road. Turn right onto North Hill. Turn left onto Castle Street. Turn left onto St John's Hill. Turn right onto St John's Terrace where the property will be situated on the left hand side opposite the Church.

For those using the What3Words app: /// universes.eclipses.diplomats



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