

*A one bedroom first floor flat  
situated in an excellent position off  
The Thoroughfare in the desirable  
town of Woodbridge.*

Rent £650 pcm  
Ref: R1704

Flat 1  
21a New Street  
Woodbridge  
Suffolk  
IP12 1DY



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

Contact Us



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## Location

Flat 1, 21a New Street is situated in the heart of the desirable town of Woodbridge, just yards from The Thoroughfare.

Woodbridge is probably best known for its outstanding riverside setting. It is also a very popular market town, offering a wide variety of shops and restaurants, a cinema and marina. Both Melton and Woodbridge benefit from rail links to Ipswich, where Inter City rail services to London's Liverpool Street station take just over the hour. Woodbridge train station is just a 5 minute walk.

The popular Heritage Coastline destinations of Orford, Aldeburgh, Thorpeness and Southwold are also within a short driving distance. The County Town of Ipswich is approximately 10 miles to the south-west. The A12 trunk road, which links the north and the south of the county, is also a short distance to the west.

## Accommodation

A door leads from New Street to stairs giving access to a communal landing with entrance door leading to

### *Entrance Lobby*

With Sunvic digital heating and hot water controls, wood laminate flooring and door off to

### *Bedroom* 12'6 x 7'9 (3.82m x 2.38m) (max)

A compact double bedroom with pleasant outlook to the front of the property. Single panel radiator and secondary glazing to window.

The entrance lobby leads through to

### *Open Plan Kitchen/Living Area* 15'3 x 9'6 (4.65m x 2.90m) (max)

An 'L'-shaped room comprising

### *Kitchen Area*

Fitted with an excellent range of base and eye level kitchen units comprising white fronts with chrome effect handles. Over base level units is a grey marble effect formica worksurface inset with round stainless steel sink with mixer tap over. Lamona four ring ceramic hob with single electric oven below and extractor hood over. Gabarron electric boiler. Space for low level fridge housing Fridgemaster unit. Wood laminate flooring.





### *Seating Area*

With two windows overlooking the front of the property. Further area of work surface with space and plumbing for washing machine below and space for condensing tumble dryer. Wood laminate flooring. BT telephone socket.

Door off kitchen area to

### *Shower Room*

Fitted with low flush WC, single panel radiator, pedestal wash basin. Fully tiled shower cubicle with glass screen. Manrose extractor fan and shaver socket. Hatch to attic. Recess ceiling spotlights.



*Services* Mains water, electricity and drainage connected. Electric central heating.

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

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

*Council Tax* Band F £3,245.54 payable 2025/2026.

*Local Authority* East Suffolk Council.

*Viewings* Strictly by appointment with the Agent.

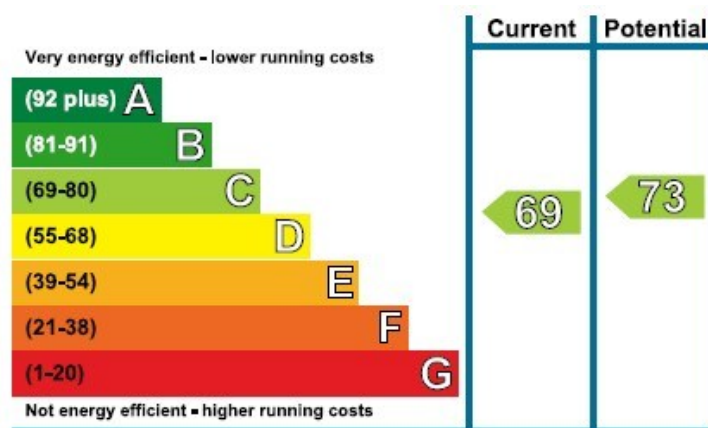
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September 2025

## Directions

From the A12, take the B1079 Grundisburgh Road and head east towards the town centre. At the T-junction, turn right onto Burkitt Road and continue for approximately 600 yards into Theatre Street. Continue along Theatre Street and into the Market Square. Proceed to the bottom of the Square continuing onto New Street opposite The Bull Hotel and the property will be found at the base of the hill on the right hand side.

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