

*A two bedroom first floor flat with large roof terrace, situated in an excellent position in the desirable town of Woodbridge.*

Rent £795 p.c.m  
Ref: R1770

Flat 2  
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



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 621200  
F: 01728 724667

And The London Office  
40 St James Street  
London SW1A 1NS

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



## Location

Flat 2, 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 good choice of schooling in both the state and private sectors, a wide variety of shops and restaurants, a cinema/theatre 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

### *Hallway*

With Space for desk. laminate flooring. Honeywell wall mounted boiler control. Wall mounted fuse board. Single panel radiator. BT telephone socket. Batten with range of wall mounted coat hooks. Doors off to

### *Open Plan Living area* 14'9 x 11'4 (4.49m x 3.45m) (max)

South West and North West. Fitted with an excellent range of base and eye level kitchen units comprising chrome effect handles with white fronts with grey marble effect formica worksurface over inset with single drainer stainless steel sink with mixer taps. Space for low level fridge, space and plumbing for washing machine. Four ring ceramic hob with extractor hood over and single electric oven below. Double panel radiator. Large windows to the rear of the property and outlook over the Victorian school building and beyond. Space for seating area. Door to the outside.



Further doors off hallway to

*Bedroom One* 11'4 x 6'9 (3.45m x 2.05m) (max)

North West. A double bedroom with single panel radiator.

*Bedroom Two* 11'5 x 7'8 (3.48m x 2.33m) (max)

North West. A further double bedroom with single panel radiator.

### *Shower Room*

Fitted with large fully tiled shower cubicle with sliding shower screen and chrome shower unit. Single panel radiator. Low flush WC. Pedestal wash basin and Gabarron electric fired combi boiler.



## **Outside**

Accessed from the open plan living area is the pleasant roof terrace overlooking the former Woodbridge Primary School (now library) and measuring 22'10 x 16' (6.96m x 4.87m). A superb addition to the property which has the benefit of the sun all day. With electricity and outside lighting. Although there is no parking included in the tenancy, parking in Woodbridge is readily available.

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

*Council Tax* Band A. £1,525.17 payable 2025/2026

*Local Authority* East Suffolk Council.

*Viewing* Strictly by appointment with the agent.

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.

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.

What3words app : //pegs.pitchers.bright



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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