

*A most delightful, Grade II Listed
two double bedroom cottage, set
along a quiet residential street
between the river and town centre.*

Rent £950 p.c.m
Ref: R2499

On The Town
16 Brook Street
Woodbridge
Suffolk
IP12 1BE



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

Contact Us



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Location

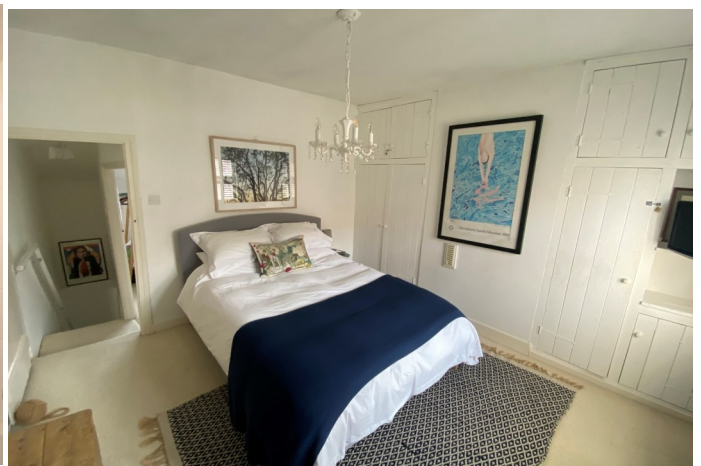
On the Town is set along one of Woodbridge's most popular and picturesque residential streets, conveniently located for both the town centre and waterfront. Woodbridge is probably best known for its outstanding riverside setting, but also offers a good choice of schooling in both the state and private 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 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.

Description

This delightful, Grade II Listed two double bedroom semi-detached cottage will be found along Brook Street; one of the most popular residential locations within Woodbridge, that provides easy access to both the town centre and waterfront. The cottage itself presents extremely well, with an extremely light 12'6 sitting room, well fitted, contemporary styled kitchen/breakfast room and bathroom on the ground floor, whilst on the first floor there are two good size double bedrooms.

Outside there is a courtyard garden to the front, together with a very private courtyard garden to the rear, with rear gate that provides a useful pedestrian access if required. Parking is available nearby, at the Hamlin Road carpark that is operated by East Suffolk Council.





Services Mains electricity, water, drainage and gas. Gas fired combination boiler serving the central heating and hot water systems.

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 C; £2,033.83 payable per annum 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.

August 2025



Directions

Proceeding in a easterly direction along Station Road, continue past the swimming pool complex, railway station and cinema on your right hand side. Take the third turning on your left into Brook Street, where the property will be found a short way along on the right hand side. Parking is available in the pay and display carpark at the end of Brook Street.

What3Words location: ///conceals.pools.unhappy



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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