

SOUTHWOLD  
&  
SAXMUNDHAM

EST. J 1993

JENNIE JONES

SOUTHWOLD  
&  
SAXMUNDHAM

ESTATE AGENTS



9 Chantry Road, Saxmundham, Suffolk. IP17 1DJ

GUIDE PRICE

£210,000

An appealing three bedroom semi-detached Victorian house which is situated just a few minutes walk from the railway station, High Street and Waitrose and Tesco supermarkets. The property which benefits from a large rear garden and useful outbuildings has vehicular access for a small car under the central arch (through which the neighbouring house benefits from a pedestrian right of way). The accommodation is centrally heated by gas-fired radiators and benefits from uPVC double glazed windows. There is a bay windowed sitting room with a feature fireplace and a large dining room which overlooks the garden. The kitchen has a good range of cabinets and has a casement door to the garden at the back and there is a door to a downstairs W.C. On the first floor there are three good sized bedrooms which are served by a family bathroom. The property would benefit from some general updating. It has great charm and character and deserves an early internal inspection.

Saxmundham has excellent amenities including both Tesco and Waitrose supermarkets, fine local shops with galleries and restaurants. The town has a Wednesday market and a railway station which provides connecting services to London Liverpool Street station, Norwich, Cambridge and Lowestoft. Attractions in this part of Suffolk include the world famous Snape Maltings Concert Hall which is the home to the Aldeburgh Festival and the attractions of the seaside towns of Aldeburgh and Southwold. There are wonderful walks at nearby Tunstall Forest and along the Alde estuary at Iken Cliff, ancient castles to explore at Framlingham and Orford and golf courses at nearby Hinton, Aldeburgh, Thorpeness and Halesworth. Saxmundham has a primary school and a High (Free) School.

### **SUMMARY OF THE ACCOMMODATION**

Entrance Hall; Sitting Room 4.36m x 3.36m; Dining Room 3.76m x 3.63m; Kitchen 4.46m x 2.17m;  
First Floor Landing; Bedroom One 3.63m x 3.34m; Bedroom Two; Bedroom Three 3.65m x 2.28m;  
Bathroom 2.63m x 1.28m.

**Note:** We have not seen the title deeds to confirm the precise boundary and rights of way or flying freehold (if any).

**LOCAL AUTHORITY**

East Suffolk District Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT Tel: 01394 383789

**SERVICES**

Mains electricity, gas, water and drainage.

**VIEWING**

By appointment through Jennie Jones Estate Agents:

**SAXMUNDHAM** (01728) 605511.

email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING = E**

**Ground Floor**

Approx. 44.1 sq. metres (474.3 sq. feet)

**First Floor**

Approx. 42.1 sq. metres (453.3 sq. feet)



Total area: approx. 86.2 sq. metres (927.7 sq. feet)

Mortimer EPC  
Plan produced using PlanUp.











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