

SOUTHWOLD
&
SAXMUNDHAM

EST. 1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



26 St.Johns Road, Saxmundham, Suffolk IP17 1BE

GUIDE PRICE

£269,995

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; SPACIOUS SITTING/DINING ROOM; FITTED KITCHEN;
GROUND FLOOR CLOAKROOM; TWO BEDROOMS WITH EN SUITE TO MASTER; SHOWER ROOM;
SEALED UNIT DOUBLE GLAZING; GAS FIRED HEATING; GARDENS.**

THE PROPERTY This well kept end of terrace house occupies a sought after location and is conveniently located for the amenities of the market town of Saxmundham. 26 St.Johns Road is in good decorative order and benefits from sealed unit double glazing and gas fired central heating - to appreciate this excellent property earliest viewing is strongly recommended.

The front door gives access to the notably spacious sitting/dining room which makes a wonderful main reception room with dual aspect windows with a bay to the front, timber floor, stairs to first floor with large understair cupboard. The kitchen has a range of fitted units with natural timber worksurface with twin bowled china sink inset. Electric hob, eye level double oven and built in dishwasher. Off the back of the kitchen the rear hall has a door to side access and a utility cupboard with plumbing for washing machine and space for tumble dryer. The ground floor cloakroom has a close coupled WC and corner washbasin. On the first floor the master bedroom is a good sized main bedroom with bay window and lobby off with clothes hanging rails and chest of drawers and off this is the en suite bathroom which has a whirlpool bath with shower over and shower screen, wash basin, close coupled WC, heated towel rail and tiled walls and floor. Also on the first floor is a second bedroom and shower room with glazed shower cubicle, wash basin, close coupled WC and heated towel rail. Outside the small front garden area is laid to shingle and shrubs and the back garden is laid to lawn with borders and has a good sized timber garden workshop (there is a pedestrian right of way behind No 26 to the adjacent property).

LOCATION: Saxmundham offers an excellent range of local amenities including a Waitrose and Tesco supermarket, a Primary School and recently opened Free School. There is a vibrant High Street and a Wednesday market together with art galleries, pubs and restaurants. The attractions of the Suffolk Heritage Coast lie within convenient reach by car and include the world famous Snape Maltings Concert Hall which is home to the internationally renowned Aldeburgh Festival. The seaside towns of Aldeburgh and Southwold lie within convenient reach by car and other attractions include nature reserves at Minsmere, Havergate Island and Shingle Street, ancient castles at Framlingham and Orford and golf courses at Aldeburgh, Thorpeness, Halesworth and Hinton. The railway station at Saxmundham provides a regular service to London (Liverpool Street) via Ipswich.

LOCAL AUTHORITY

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

COUNCIL TAX BAND: = B

SERVICES:

Mains gas, electricity, drainage and water are available to the property. Central heating is provided by a gas fired boiler located in the kitchen with radiators throughout the property.

VIEWING

By appointment through Jennie Jones Estate Agents:
SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

EPC RATING = D

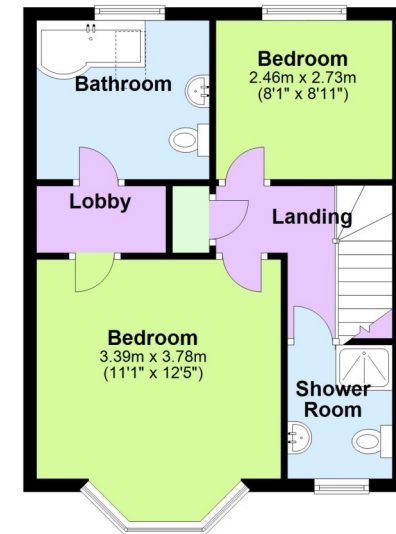
Ground Floor

Approx. 54.7 sq. metres (588.5 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.2 sq. feet)



Total area: approx. 94.0 sq. metres (1011.7 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

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