

SOUTHWOLD
&
SAXMUNDHAM

EST. 1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



30 Henley Close, Saxmundham, IP17 1EY

PRICE

£190,000

SUMMARY OF THE ACCOMMODATION

**30 Henley Close, Saxmundham,
Suffolk. IP17 1EY**

A semi-detached retirement bungalow which is part of a managed complex located in a quiet sought after residential area within walking distance of the High Street, supermarkets, doctors' surgery and railway station. The bungalow, which is in need of some cosmetic upgrading, benefits from two double bedrooms and a shower room. There is also a well appointed modern kitchen with an excellent range of cupboards and drawers. The sitting room with dining area is spacious and features a window to the side and sliding patio doors to the rear which open to the enclosed garden. The property is double glazed throughout and benefits from modern electric heating.

The enclosed garden is mainly laid to lawn with borders containing a variety of mixed planting. There is a single garage just a few yards from the bungalow, situated within a block.

The complex is restricted to over 55 year olds. There is a site manager and alarm pull cords throughout the bungalow connected to an on call emergency service.

LOCATION

Saxmundham is a vibrant market town which has an excellent range of shops (including Tesco and Waitrose supermarkets), a health centre, a primary school, a free school and railway station which offers a regular service to London (Liverpool Street). Saxmundham is well located for striking out at the many attractions of the East Suffolk coast much of which has been designated as an Area of Outstanding Natural Beauty and includes the RSPB nature reserve at Minsmere with other reserves at North Warren, Havergate Island and Shingle Street. There are ancient castles at Framlingham and Orford and the historic coastal towns of Southwold and Aldeburg are within driving distance both with golfing and sailing clubs and the latter being home to the internationally famous Aldeburgh Music Festival with many events being held at the Snape Maltings complex.

No Onward Chain

LOCAL AUTHORITY

Suffolk Coastal District Council, Council Offices, Melton Hill, Woodbridge, Suffolk IP12 1AU. Tel: 01394 383789

SERVICES : Mains water, electricity and drainage.

SERVICE CHARGE

Approximately £220.00 per month.

GROUND RENT

£85.00 per annum.

VIEWING

By appointment through Jennie Jones Estate Agents:

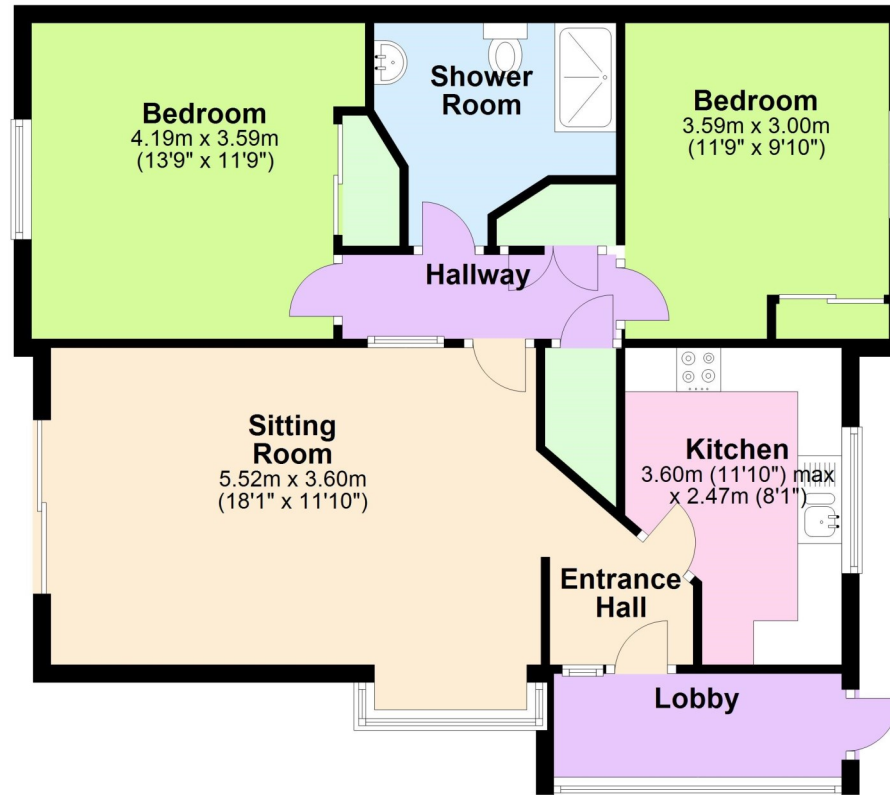
Tel: (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING = D

Ground Floor

Approx. 72.7 sq. metres (782.8 sq. feet)



Total area: approx. 72.7 sq. metres (782.8 sq. feet)

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

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.



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