

SOUTHWOLD  
&  
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD  
&  
SAXMUNDHAM

ESTATE AGENTS



6 Mill Road, Saxmundham, Suffolk IP17 1DP

GUIDE PRICE

£235,000

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; CLOAKROOM; SITTING ROOM/DINING AREA; KITCHEN;  
FIRST FLOOR LANDING; THREE FIRST FLOOR BEDROOMS; BATHROOM  
GAS FIRED CENTRAL HEATING; FRONT AND REAR GARDEN; OFF ROAD PARKING.**

## **THE PROPERTY**

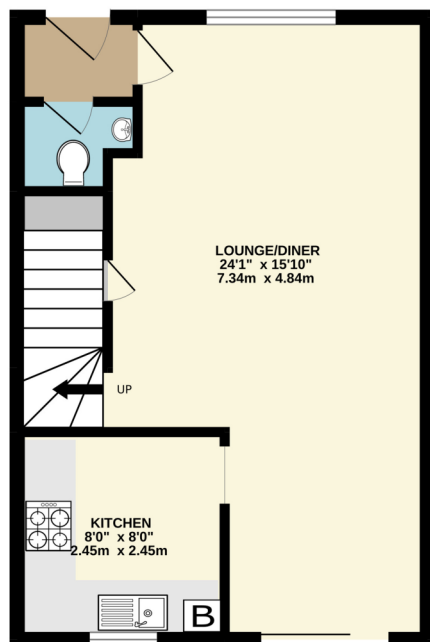
This three bedroom terraced house is located in the centre of Saxmundham just a short distance from the High Street shops and railway station. Benefitting from gas fired central heating and light and airy accommodation the property has been rented out in the past and will be of interest to investors but would also suit well as a first time buy. The accommodation comprises an entrance hall with door to cloakroom and door to a spacious sitting room with dining area and kitchen. Stairs from the sitting room lead to the first floor landing which give access to the three bedrooms and bathroom.

There is a small garden to the front and an enclosed garden to the rear with pedestrian gate which gives access to the allocated parking space.

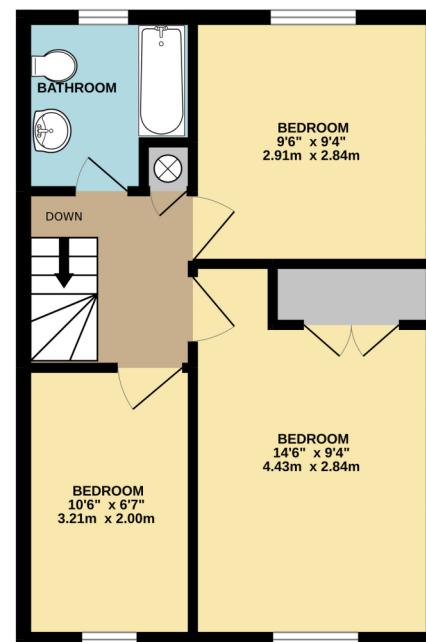
## **LOCATION**

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 Aldeburgh 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.

GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.



**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 electricity, water and drainage.  
Central heating via gas fired boiler.

**VIEWING**

By appointment through Jennie Jones Estate Agents:

**SAXMUNDHAM** (01728) 605511.

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

**EPC RATING = C**