

EST.  1993

# JENNIE JONES

ESTATE AGENTS



Mill Road, Saxmundham, Suffolk IP17 1DP

**OIEO**

**£200,000**

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; SITTING ROOM; KITCHEN; REAR LOBBY; TWO BEDROOMS; BATHROOM;  
GARDENS; RESIDENTS PARKING**

## **THE PROPERTY**

This end of terrace house offers easy access to the centre of the popular market town of Saxmundham and is particularly convenient for the railway station. In need of updating 32 Mill Road would ultimately make a comfortable and rewarding home and would seemingly suit local residents or a property investor and so earliest viewing is strongly recommended. The front door leads to the entrance hall which has a built in cupboard and stairs to the first floor. The sitting room has a fireplace which is currently covered up and a double glazed window. Off the sitting room is the rear lobby with a door to rear garden and a deep and spacious understair cupboard which has the potential to be a ground floor cloakroom (subject to planning permission/building regulations). The kitchen has a range of fitted units and worksurface, stainless steel sink and plumbing for a washing machine. Wall mounted gas fired boiler for ground floor radiators. The first floor landing has a useful walk in cupboard which could be a potential en-suite (subject to planning permission/building regulations). There are two bedrooms and a bathroom which has a three piece suite. Outside the front garden is laid to lawn with hedging and there is good space at the side of the property. Behind is a paved patio and there are steps up to a raised rear garden which is south facing and laid to lawn. At the bottom of the garden is a gate giving access to residents parking.

**Agent's note:** the vendor will leave the white goods in the kitchen if required.

## **LOCATION**

Saxmundham offers an excellent range of local amenities including a Waitrose and Tesco supermarket, a Primary School and High 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 provides connecting services to London via Ipswich and Liverpool Street.

**LOCAL AUTHORITY**  
 East Suffolk District Council, Council Offices,  
 East Suffolk House, Station Road, Melton,  
 Woodbridge, IP12 1RT  
 01394 383789

**COUNCIL TAX BAND = B**

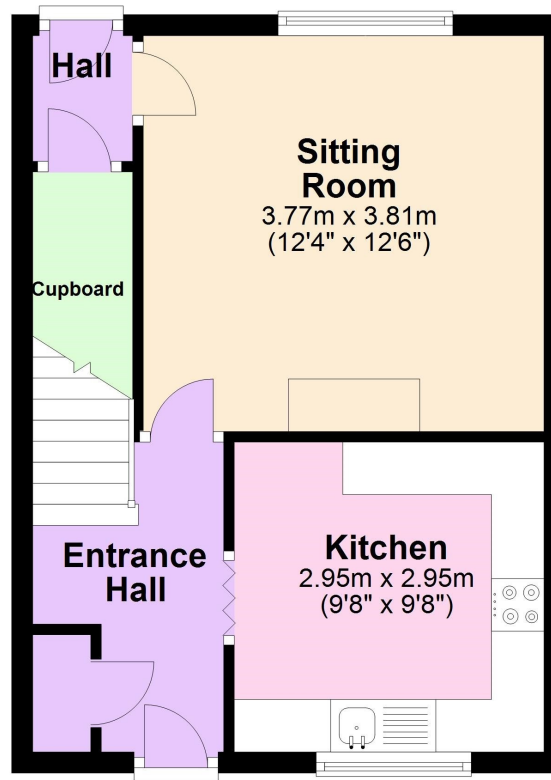
**SERVICES**  
 Mains electricity, gas, water and drainage.

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

**EPC RATING = C**

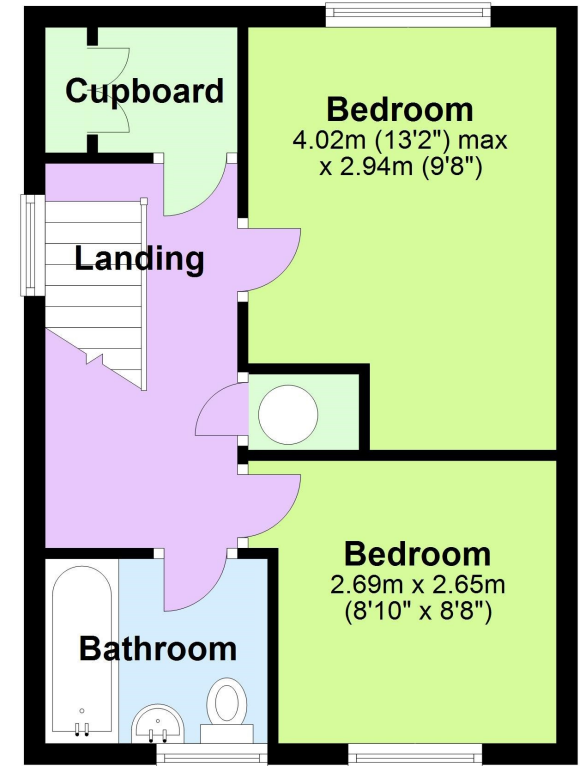
### Ground Floor

Approx. 33.2 sq. metres (356.8 sq. feet)



### First Floor

Approx. 33.2 sq. metres (357.3 sq. feet)



Total area: approx. 66.4 sq. metres (714.2 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.

