

EST.  1993

JENNIE JONES

ESTATE AGENTS



FRANKLIN ROAD, SAXMUNDHAM IP17 1FJ

PRICE

£168,750 - 75% Shared Ownership with potential to purchase remaining 25%

SUMMARY OF THE ACCOMMODATION

**ENTRANCE LOBBY; OPEN PLAN SITTING/DINING/KITCHEN; GROUND FLOOR CLOAKROOM; REAR LOBBY;
FIRST FLOOR LANDING; TWO BEDROOMS; BATHROOM;
GARDEN; OFF ROAD PARKING**

THE PROPERTY: This modern end of terrace property is being offered with shared ownership - the new owner will own 75% of the property with the remaining 25% being retained by Saffron Housing Trust so should be ideal for anyone looking to get their foot on the housing ladder (please note that the property is not for investment and the new owner will have to fill in a brief form for the housing association to ensure they are suitable). A new owner has the potential to purchase the remaining 25% currently at a figure of £56,250 and therefore have 100% ownership. The current owner has maintained the property beautifully which is well presented and occupies a popular location in the market town of Saxmundham. The property benefits from gas central heating and sealed unit double glazing throughout - to appreciate this excellent property earliest viewing is strongly recommended.

The entrance lobby has stairs to the first floor and gives access to the open plan living area which is dual aspect and which has a useful deep built in cupboard, breakfast bar and a range of fitted kitchen floor drawer and wall units with fitted worksurface having stainless steel sink inset. Tiled splashbacks. Four ring gas hob with cooker hood over and oven under. Plumbing for washing machine. Built in fridge freezer. Cup housing wall mounted gas fired boiler for central heating and hot water. The rear lobby has a door to the garden and gives access to the ground floor cloakroom which has a close coupled WC and washbasin. The first floor landing gives access to both bedrooms, each capable of taking a double bed and both with built in wardrobes. The bathroom has a panelled bath with wall tiling, shower over and shower screen, washbasin and close coupled WC. Outside the front garden is laid to lawn and there is a designated off road parking space, behind the property is a paved patio with the garden being laid to lawn with surrounding fencing and having a timber garden shed.

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.

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

VIEWING

By appointment through Jennie Jones Estate Agents:

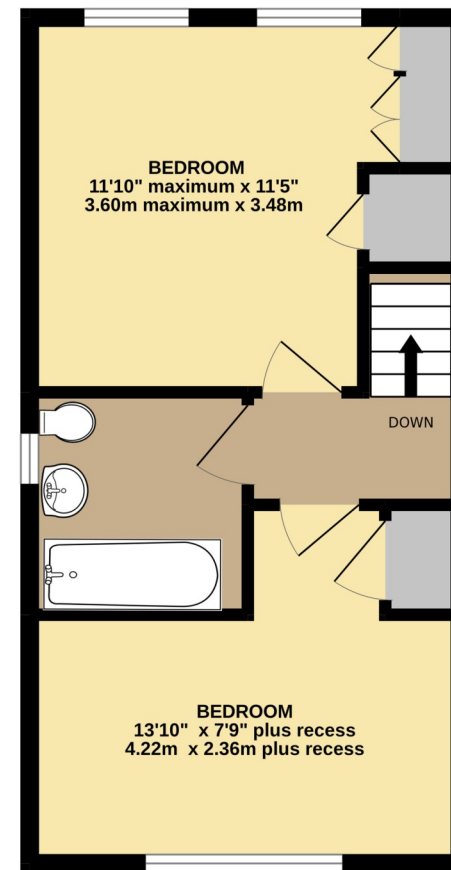
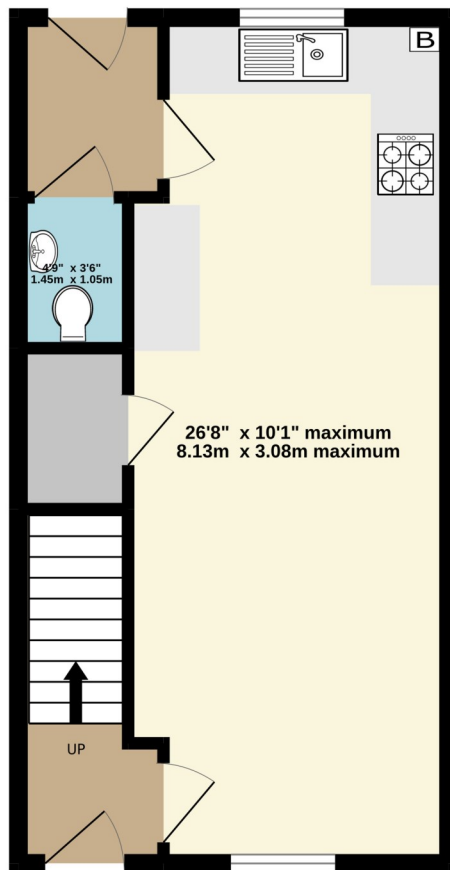
SAXMUNDHAM OFFICE(01728) 605511

email: saxmundham@jennie-jones.com

EPC RATING = B

TENURE:

The property is being sold leasehold - 25% ownership is retained by local housing association trust and we understand from them that on their portion: "There is no rent payable. Within the terms of the lease the owner will be liable for any service charges if requested but there are none being charged at present."



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.









