



16 Drake Close
Saxmundham
Suffolk
IP17 1FG

Price £310,000

INVESTMENT PROPERTY



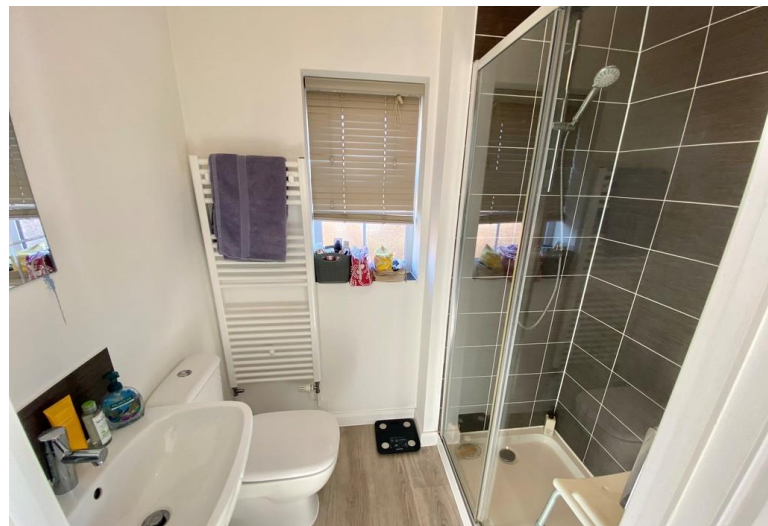


- A smart 3 bedroom semi-detached investment property with sitting tenant
- Located on the edge of the village
- Hallway, living room, cloakroom, kitchen,
- Family bathroom and ensuite shower room
- South facing rear garden
- Single garage



Location

Saxmundham is a small but busy working town with independent shops, cafes and offers a good range of every-day amenities. It is located just off the A12 and is within a 10 mile drive of the beautiful Heritage Coastline.





The Property

Drake Close forms part of the upmarket Mayflower Green development of 3 and 4 bedroom contemporary family homes.

The property has been well maintained and is in good decorative order. There is practical hard flooring to the hallway and kitchen, bathroom and ensuite shower room and there is carpeting to the remainder. The kitchen has integrated appliances of an oven, gas hob, fridge and freezer and the living room has space for a dining table as well as sofas and a coffee table. Double doors open out to a garden with a patio area. The hallway is spacious, with room for a small lamp table or shoe cupboard. Upstairs are two double bedrooms, one with an ensuite shower room and deep wardrobe. The smallest bedroom is currently being used as a store-room.

Agents Note: This property is being sold with a sitting tenant who currently pays a monthly rent of £850.00. The vendor is therefore seeking an investment buyer only.

Outside

There is a small area of garden to the front of the property and a manageable garden to the rear which is bordered with fencing on three sides. There is a side gate giving access to the garaging. The garage for No. 16 is the second garage from the left.

Services

Mains water, electricity, gas and drainage are connected to the property. Gas-fired central heating.

Directions

From Diss head east and proceed through the villages of Stradbroke, Laxfield, Heveningham and Peasenhall before connecting with the A12. Turn right onto the A12 and then take the second left turn onto the (B1119) into Saxmundham. Take the first right into Montagu Drive, then immediately left into Gilbert road and then right into Drake Close where No 16 will be found on the left hand side.

Viewing

Strictly by appointment with TW Gaze.

Freehold.

Council Tax Band: G

Ref: 19054/R Y

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Notice

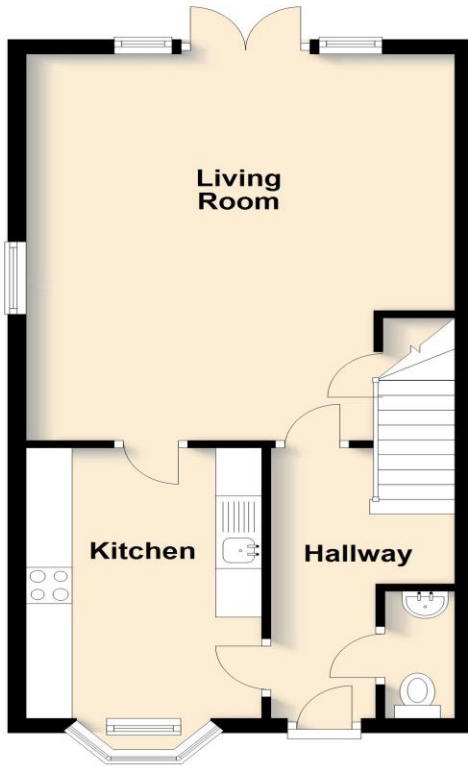
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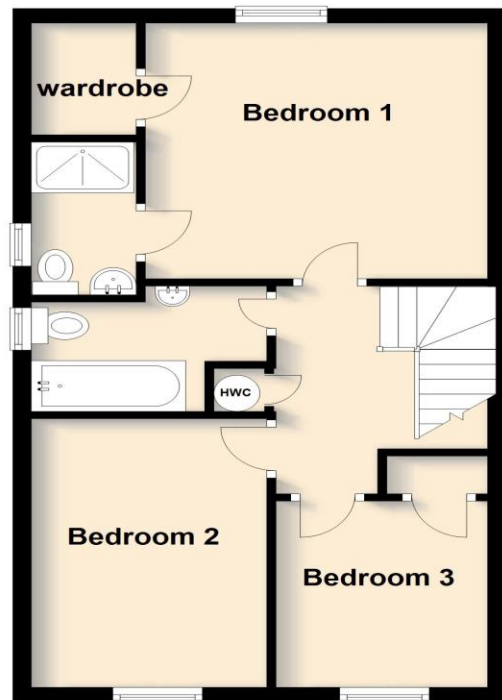
Ground Floor

Approx. 43.3 sq. metres (465.6 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.9 sq. feet)



Total area: approx. 87.5 sq. metres (941.4 sq. feet)

Video Tour



For illustrative purposes only. NOT TO SCALE.

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