

EST.  1993

JENNIE JONES

ESTATE AGENTS



Fairfield Road, Saxmundham, IP17 1BB

GUIDE PRICE

£349,999

SUMMARY OF THE ACCOMMODATION

ENTRANCE HALL; SITTING ROOM; KITCHEN; CONSERVATORY; THREE DOUBLE BEDROOMS; SHOWER ROOM; OIL FIRED CENTRAL HEATING; GARDENS; GARAGE AND PARKING.

THE PROPERTY

This detached bungalow is situated in one of the most sought after areas in the market town of Saxmundham and is within walking distance of the town centre. The property is deceptively spacious with large well proportioned rooms with high ceilings, in need of some updating 72 Fairfield Road benefits from oil fired central heating and would ultimately make a comfortable home in a quiet and popular location and thus earliest viewing is recommended.

Enter via the front door into an entrance hall which has a side hall with cupboard off and further door to side access. The sitting room is at the back of the property and has a logburner and glazed sliding doors to the large conservatory which is double glazed with tiled floor and has sliding patio door to the rear garden. The kitchen has a range of fitted units with timber effect work surface with one and a half bowl sink inset, tiled splash backs, four ring induction hob with oven under and cupboard housing oil fired boiler. There are three good sized double bedrooms, two with fitted bedroom furniture and the third currently being used as a dining room. Shower room with glazed walk in shower cubicle, pedestal wash basin, close coupled WC and airing cupboard with pre lagged hot water cylinder. Outside at the front of the property the garden is laid to shingle and shrubs and behind the property the garden is laid to paving and borders. Garden shed and greenhouse. At the bottom of the garden is a garage with useful shed attached behind which opens on to the track at the back of the property and there are double doors in the back fence which gives access to further hard standing at the bottom of the garden if required.

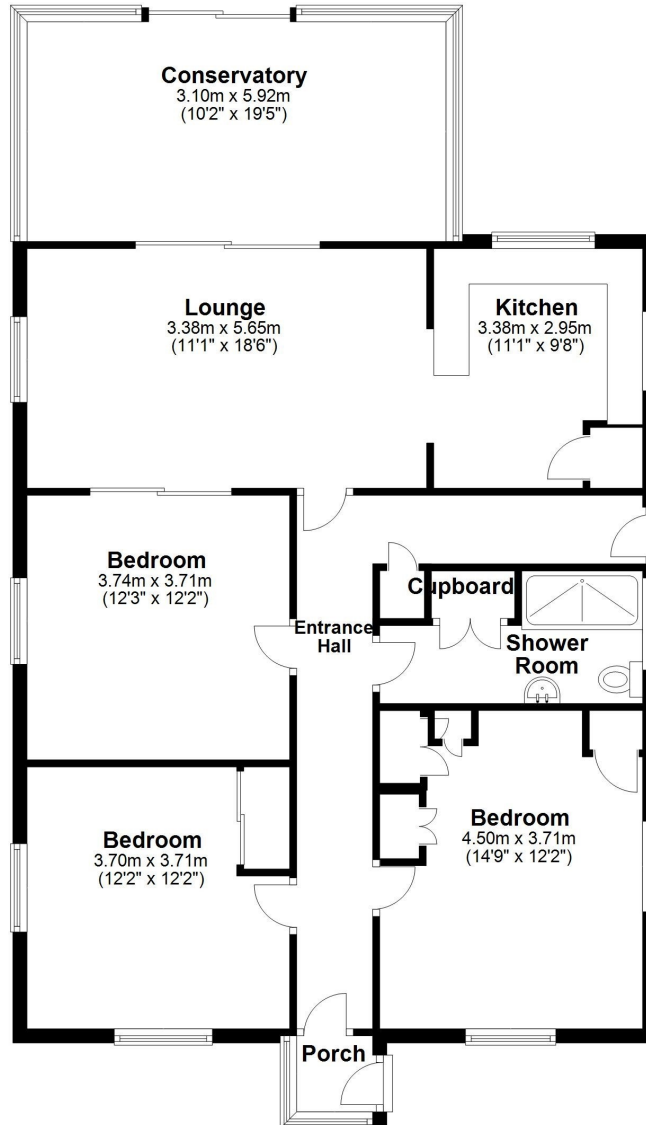
Agent's note: The vendor will be taking the metal gate which opens to the side passage of the property.

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 via Ipswich 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.

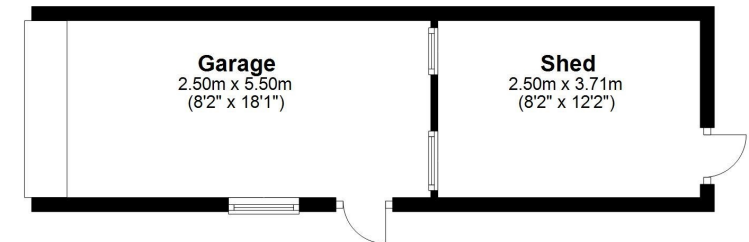
Ground Floor

Approx. 116.1 sq. metres (1250.1 sq. feet)



Garage

Approx. 23.3 sq. metres (250.4 sq. feet)



LOCAL AUTHORITY

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

COUNCIL TAX BAND: C

SERVICES: Mains water, electricity and drainage are available to the property. Central is provided by an oil 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 = D

Total area: approx. 139.4 sq. metres (1500.5 sq. feet)

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.









