



SAXON ROAD, SAXMUNDHAM, SUFFOLK IP17 1EF

GUIDE PRICE: £225,500 FREEHOLD

An extended semi detached bungalow with a good sized back garden in a popular residential area in the market town of Saxmundham .

**Entrance Hall; Open Plan Living/Dining room and Kitchen;
2 Double Bedrooms; Bathroom; Gardens and Parking.**

26 HIGH STREET SAXMUNDHAM, SUFFOLK IP17 1AB Tel: 01728 605511

THE PROPERTY:

This extended semi detached bungalow has been maintained in good decorative order by the current owners and offers comfortable two double bed roomed accommodation on one level. The property has been extended at the rear which provides a spacious open plan living area. Located in a popular residential area of Saxmundham the property benefits from gas fired central heating and double glazing and has off road parking at the front. To appreciate the property earliest viewing is recommended.

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.

The accommodation comprises:

ENTRANCE HALL

Built in cupboard and display shelves.

OPEN PLAN LIVING ROOM

SITTING AREA

with wood burner on plinth.

DINING AREA

Patio doors to rear garden.

KITCHEN

Fitted floor, drawer and wall units with fitted work surface having stainless steel sink with single drainer inset. Breakfast bar. Plumbing for dishwasher. Door to outside. Central island unit.

BED 1

Double. Built in wardrobe cupboard.

BEDROOM 2

Double

BATHROOM

Panelled bath with shower mixer tap. Separate shower cubicle with glazed door Bowl washbasin. WC. Heated towel rail.

OUTSIDE

At the front of the property the garden is laid to border and paved area which provides off road parking.

Behind the property is a paved patio with pergola and grapevine over. The good sized rear garden is divided into two - beyond the patio the garden is laid to lawn with border and at the back is a separate garden area laid to vegetable beds. There is an exterior utility room with power connected, plumbing for a washing machine and space for freezer and tumble drier. Separate good sized workshop with power connected. Log storage area. Greenhouse and garden shed.

TENURE: Freehold.

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

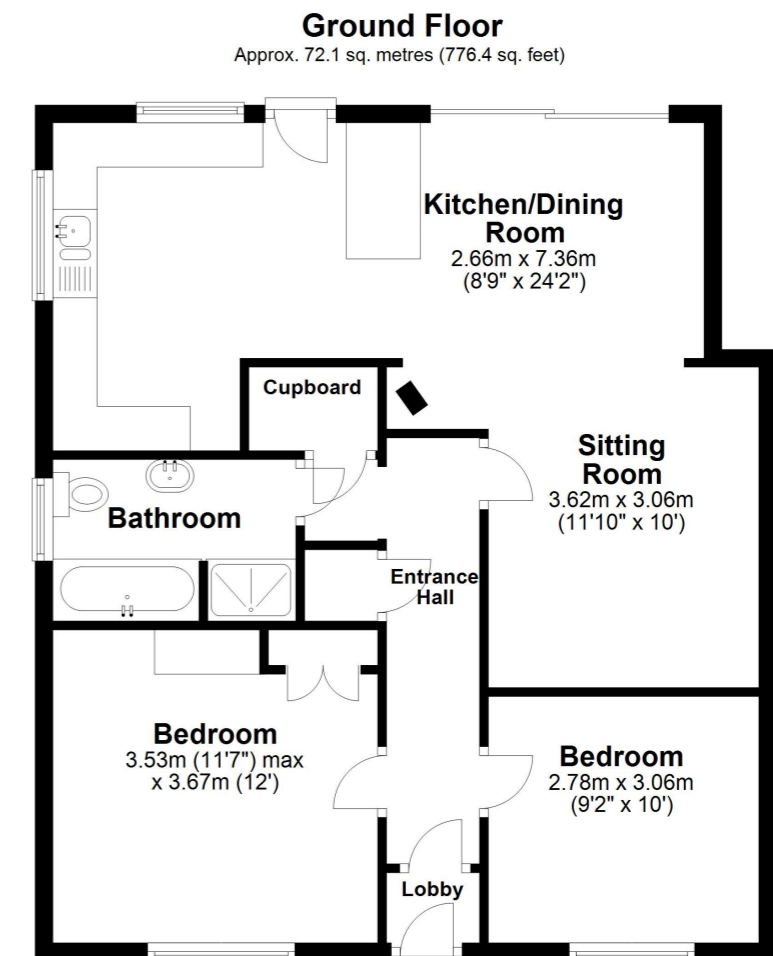
COUNCIL TAX BAND: = A

SERVICES; Mains electricity, gas, drainage and water are available to the property. Central heating is provided by a gas fired boiler in the roof radiators throughout the property..

VIEWING: By appointment through Jennie Jones Estate Agents. Tel: 01728 605511.

email: saxmundham@jennie-jones.com

EPC RATING = C



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.