

EST.  1993

JENNIE JONES

ESTATE AGENTS



Henley Close, Saxmundham, IP17 1EY

GUIDE PRICE

£185,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE LOBBY; SITTING/DINING ROOM; KITCHEN/BREAKFAST ROOM;
REAR HALL; TWO DOUBLE BEDROOMS; BATHROOM;
GARDEN; OFF ROAD PARKING AND GARAGE**

THE PROPERTY: Enjoying a cul de sac location this semi detached bungalow offers spacious and light accommodation on one level. Located on the popular Brook Farm development Henley Close is situated in a select part of the site exclusively for the over 55s. Well located for access to the market town of Saxmundham to appreciate the property earliest viewing is strongly recommended.

The front door leads to an entrance lobby which in turn leads to the sitting/dining room which has patio doors to the garden and kitchen off with fitted floor, drawer and wall units with worksurface having one and a half bowl sink with mixer tap inset. Tiled splashbacks, four ring electric hob with filter over and oven under. Plumbing for dishwasher and washing machine. The rear hall has an airing cupboard with pre lagged hot water cylinder and slatted shelving along with another built in cupboard. There are two double bedrooms both with built in wardrobes with floor to ceiling mirrored sliding doors and a shower room with walk in shower, pedestal washbasin and WC. There is a small garden behind the property and at the back of this an off road parking space and single garage.

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 Aldeburg 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.

No Onward Chain

LOCAL AUTHORITY

Suffolk Coastal District Council, Council Offices, Melton Hill, Woodbridge, Suffolk IP12 1AU. Tel: 01394 383789

COUNCIL TAX BAND :C

SERVICES : Mains water, electricity and drainage.

VIEWING

By appointment through Jennie Jones Estate Agents:

Tel: (01728) 605511.

email: saxmundham@jennie-jones.com

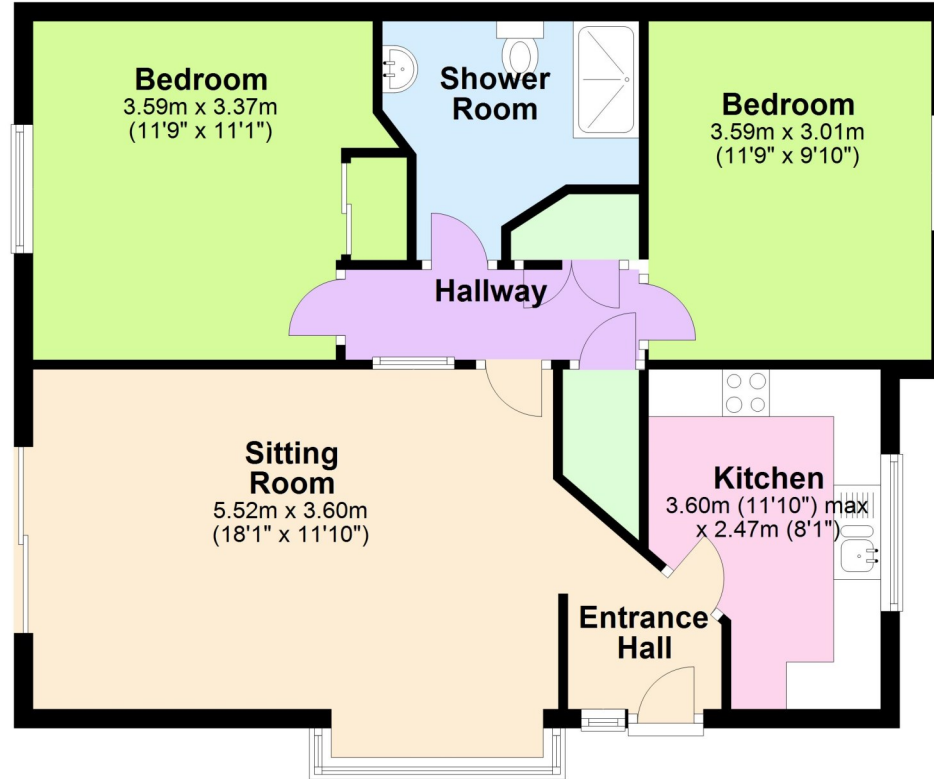
EPC RATING: E

TENURE: The property is leasehold and there are 104 years left on the lease.

SERVICE CHARGE: TBA

Ground Floor

Approx. 68.2 sq. metres (733.8 sq. feet)



Total area: approx. 68.2 sq. metres (733.8 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.



SAXMUNDHAM
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www.jennie-jones.com