

EST.  1993

JENNIE JONES

ESTATE AGENTS



Henley Close, Saxmundham, Saxmundham, IP17 1EY

PRICE

£220,000

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 has undergone much updating and now offers spacious, light and well presented 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 with an onsite development manager during weekday working hours, an Apello 24 hour pendant/pull cord emergency response system and a residents lounge. Well located for access to the market town of Saxmundham, this excellent property is offered with no onward chain and to appreciate it earliest viewing is strongly recommended.

The front door leads to an entrance lobby which in turn leads to the sitting/dining room which is dual aspect with thermal blinds, patio doors to the garden, night storage radiator, wall mounted electric display fire and combination air conditioner and heater. The kitchen/breakfast room has fitted floor, drawer and wall units with granite worksurface having one and a half bowl sink with mixer tap inset. Two ring electric induction hob with filter over, built in double dishwasher, water softener and boiling hot water tap (we understand that the fridge/freezer and washing machine will be left if required, the oven may be available through separate negotiation). The rear hall has an airing cupboard with pre lagged hot water cylinder and slatted shelving along with another built in cupboard. Bedroom one, a double, has a built in wardrobe with floor to ceiling mirrored sliding doors, night storage radiator, combination air conditioner and heater, double doors to garden and a unique trompe l'oeil wall mural. Bedroom two, also a double, has a fitted wardrobe cupboard with floor to ceiling mirrored sliding doors and a night storage radiator. The bathroom has a walk in combination spa bath and shower with glazed shower screen, washbasin with drawer under, WC with electronic bidet seat, and fitted cupboards. The enchanting small garden behind the property has a patio, ideal for sitting out, and is laid to lawn with surrounding raised shrub and flower borders. Summerhouse. Adjacent to the property is a single garage with parking space in front.

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, 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 = C

SERVICES: Mains water, electricity and drainage are available to the property.

VIEWING

By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM OFFICE(01728) 605511

email: saxmundham@jennie-jones.com

EPC RATING = D**TENURE:**

The tenure is leasehold, 99 year lease commenced on 1st October 1988, which now leaves 64 years on it.

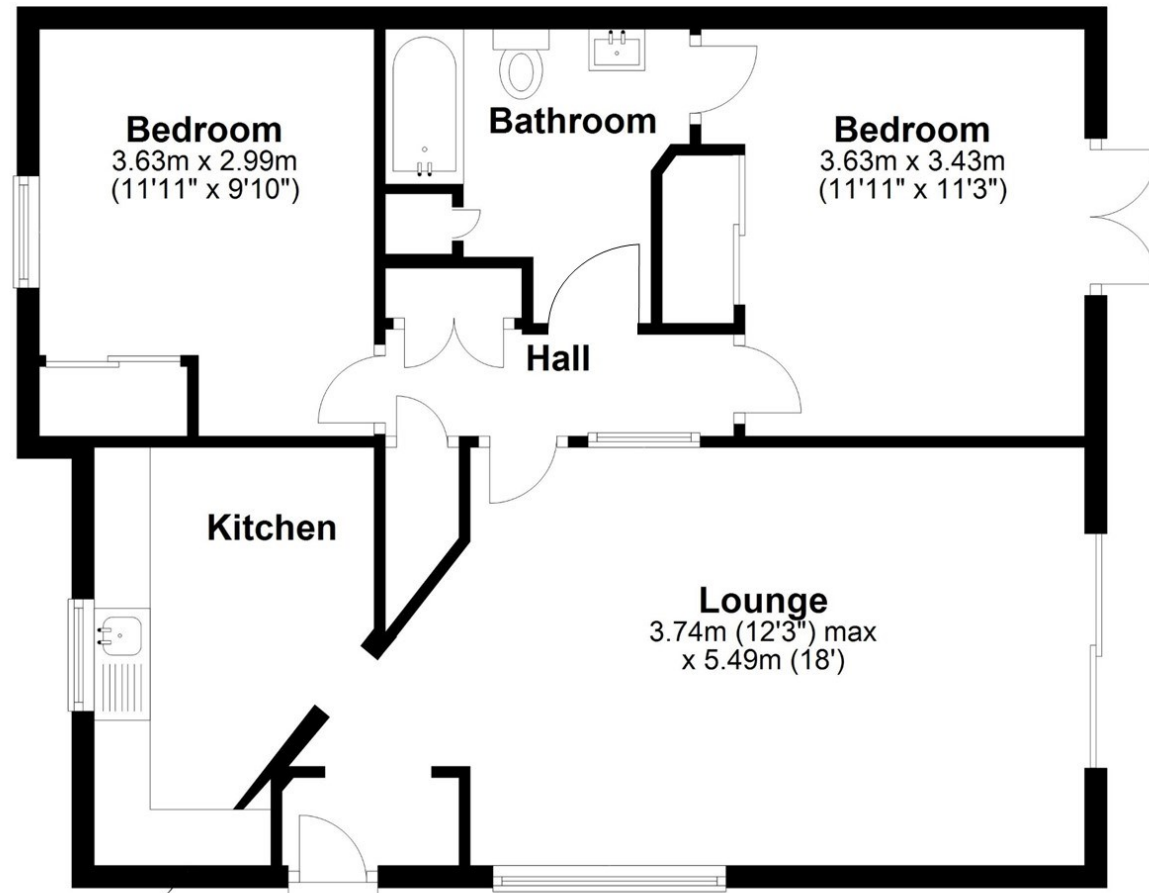
SERVICE CHARGE AND GROUND RENT:

Ground rent is (at present) £51.14 per half year payable in advance on 1st October and 1st April.

Service charge for period 1 October 2022 to 30 September 2023 was £3,115.78

Ground Floor

Approx. 67.9 sq. metres (730.9 sq. feet)



Total area: approx. 67.9 sq. metres (730.9 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.









