

EST. 1993

JENNIE JONES

ESTATE AGENTS



FLAT 4. 26 HIGH STREET, SAXMUNDHAM, SUFFOLK IP17 1AB

GUIDE PRICE: £132,000 LEASEHOLD

A first and second floor flat seemingly ideal for either a first time buyer or investment with a spacious main living room.

Entrance Lobby; Sitting/Dining Room; Fitted Kitchen; Second floor landing; Two Bedrooms; Bathroom; Parking space

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

THE PROPERTY: Situated in the centre of Saxmundham this excellent flat offers accommodation over two floors and is particularly notable for its large well proportioned living room. Off this room is a fitted kitchen and there are two bedrooms and a bathroom on the second floor. The flat has been let out and would seemingly be suitable for the investor but is worthy of consideration as a full time residence, first time buy or holiday bolthole and thus viewing is strongly recommended.

LOCATION: Saxmundham offers an excellent range of local amenities including a Waitrose and Tesco supermarket, a Primary School and library. There is a vibrant High Street and a Wednesday market together with art galleries, pubs and restaurants. The attractions of the Suffolk Heritage Coast lie within convenient reach by car and include the world famous Snape Maltings Concert Hall which is home to the internationally renowned Aldeburgh Festival. The seaside towns of Aldeburgh and Southwold lie within convenient reach by car and other attractions include nature reserves at Minsmere, Havergate Island and Shingle Street, ancient castles at Framlingham and Orford and golf courses at Aldeburgh, Thorpeness, Halesworth and Hinton. The railway station at Saxmundham provides a regular service to London (Liverpool Street) via Ipswich..

The accommodation comprises:

Front door to communal entrance hall, stairs to first floor and communal landing.

Front door to:

PRIVATE ENTRANCE LOBBY: Entryphone. Stairs to second floor with understair cupboard.

SITTING/DINING ROOM 17' x 14'4" (4.39m x 3.64m) An excellent, spacious main living room with fireplace and walk in storage cupboard.

Wide opening to:

FITTED KITCHEN 8'7" x 8'5" (2.62m x 2.56m) Fitted floor, wall and drawer units with fitted worksurfaces with stainless steel sink with single drainer and mixer tap inset. Four ring electric hob with cooker hood, oven and oven under. Built in fridge.

SECOND FLOOR LANDING

BEDROOM ONE 14'5" x 12' (4.39m x 3.66m) A spacious main bedroom with walk in cupboard housing hot water cylinder.

BEDROOM TWO 8'5" x 5'6" (2.56m x 1.68m)

BATHROOM White suite panel bath with over bath shower and tiled splashbacks. W.C and washbasin.

OUTSIDE Allocated parking space.

TENURE: The flat is being sold leasehold with approximately 107 years left on the lease.

GROUND RENT: £75 pa.

SERVICE CHARGE: The service is charged pro rata with each flat contributing to provide for buildings insurance, maintenance of the communal area and outside etc.

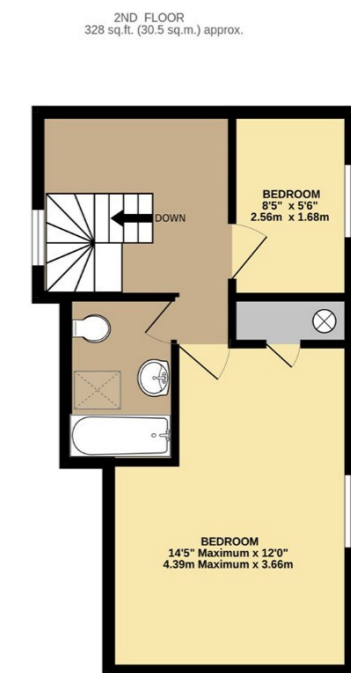
LOCAL AUTHORITY: East Suffolk District Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT Tel: 01394 383789

COUNCIL TAX BAND: = A

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

VIEWING: By appointment through Jennie Jones Estate Agents. Tel: 01728 605511.
email: saxmundham@jennie-jones.com

EPC RATING = E



TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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