

EST.  1993

JENNIE JONES

ESTATE AGENTS



65 Henley Close, Saxmundham, Suffolk, IP17 1EY

GUIDE PRICE

£190,000

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; SITTING ROOM AND DINING AREA; KITCHEN;  
TWO DOUBLE BEDROOMS; SHOWER ROOM;  
GARDEN; OFF ROAD PARKING AND ADJACENT GARAGE.**

### **THE PROPERTY**

Enjoying a very quiet cul-de-sac location this semi detached-bungalow has undergone much updating and now offers spacious, light and well presented accommodation on one level, a feature of the property is the single garage and parking area adjacent to the front door. 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 has a light and sunny dual aspect with patio doors to the garden, two night storage radiators. The kitchen has fitted floor, drawer and wall units with worksurfaces, a one and a half bowl sink with mixer tap inset. Integrated four ring electric hob with stainless steel extractor over and built in high level oven and heated towel rail. Washing machine and tall fridge/freezer are included in the sale. The rear hall has an airing cupboard with pre lagged hot water cylinder and slatted shelving along with another walk in cupboard. Bedroom one, a double, has a built in wardrobe with floor to ceiling mirrored sliding doors and night storage heater. Bedroom two, also a double, has a fitted wardrobe cupboard with floor to ceiling mirrored sliding doors and a night storage heater. The shower room with tiled floor has a walk in shower, toilet, vanity style basin and upright heated towel rail and additional wall mounted downflow heater. The private and sunny landscaped garden has a patio, electrically operated sun awning, water supply, rotary clothes line and timber storage shed.

### **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.

65 Henleys Close, Saxmundham  
Approx. Gross Internal Floor Area - 694 Sq ft / 64 Sq M

**LOCAL AUTHORITY**

East Suffolk 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

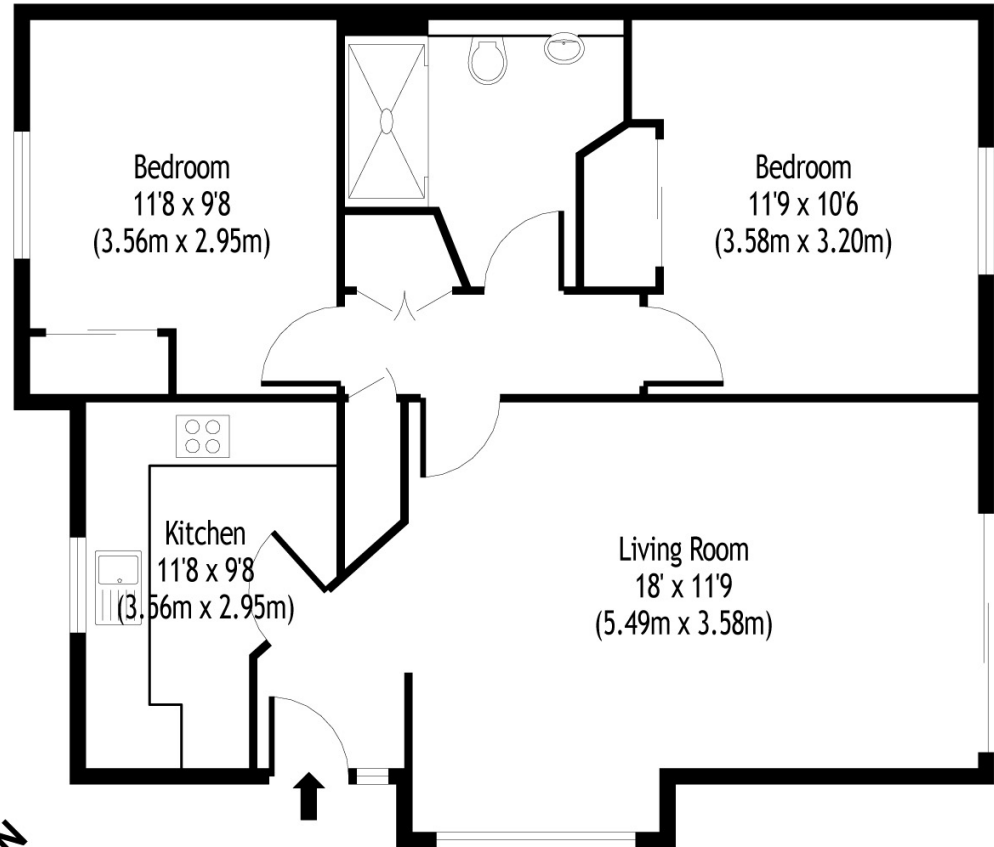
email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING = D**

**TENURE:** Leasehold - we understand there are  
64 years left on the lease.

**SERVICE CHARGE AND GROUND RENT:**

Currently £3309.00 per annum service charge  
plus £51 every six months estate and  
management costs.



For identification purposes only. Not to scale.  
Copyright © fullaspect.co.uk 2016  
Produced for Jennie Jones

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.









