

EST.  1993

# JENNIE JONES

ESTATE AGENTS



5 Henley Close, Saxmundham, Saxmundham, IP17 1EY

PRICE

£180,000

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; CLOAKROOM; SITTING ROOM AND DINING AREA; KITCHEN; CONSERVATORY;  
FIRST FLOOR LANDING; TWO BEDROOMS; SHOWER ROOM;  
GARDEN; SINGLE GARAGE IN BLOCK AT REAR**

### **THE PROPERTY**

An immaculately presented two bedroom retirement cottage which is part of an exclusive managed retirement complex close to Saxmundham town centre and within walking distance of the High Street, railway station and health centre. The property, which was built in 1988, has been recently modernised and upgraded to a high standard. There is a garage in block to the rear and a delightful west facing garden which has been designed for easy maintenance with paving, a sun deck and a very pretty raised herbaceous flower bed. The garden has a bin store with a green roof into which alpines have been planted. The accommodation includes a canopy porch and an entrance hall where a stair lift provides access to the first floor. There is a downstairs cloakroom with a smart new white suite; a superbly appointed kitchen with smart base level cupboards, pan drawers, a slide out bin, fitted eye level cabinets and a tall larder unit/broom cupboard. There is also an integrated electric hob and oven, a combination oven and microwave, dishwasher, washing machine fridge/freezer. The kitchen has a laminate floor and grout-free glass splash backs. The sitting room/dining room is notable for its impressive size. This room is carpeted and opens into a pretty conservatory which has fitted blinds and in turn opens out to the garden. The first floor comprises a large double bedroom at the back of the house, overlooking the garden. Bedroom one has fitted wardrobes with sliding doors. Bedroom two, which is used also as a study, benefits from a built in wardrobe. The new shower room is a bespoke design for this house and has bright tiles and a vinyl floor. The shower cubicle has grout free splash proof surfaces and a shower screen plus a folding seat. The cottage is heated by new electric radiators and the rooms all have emergency alarm cords.

### **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.

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

**EPC RATING = E**

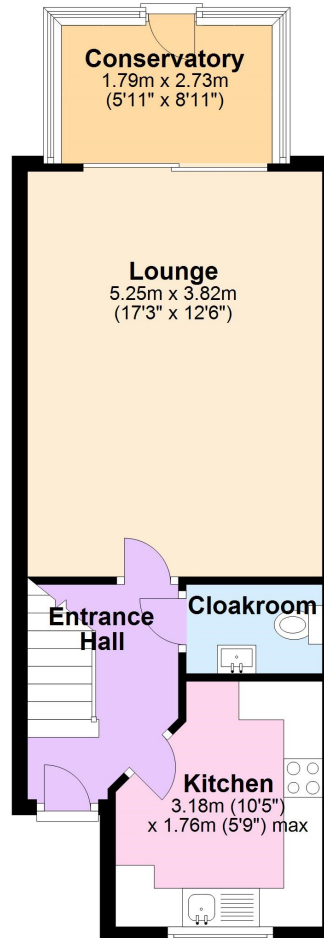
**TENURE:** Leasehold.

**SERVICE CHARGE AND GROUND RENT:**

Currently £3,014.78 per annum service  
charge plus £51 every six months estate and  
management costs.

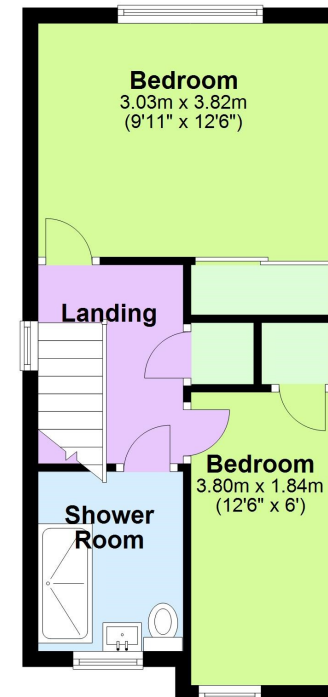
**Ground Floor**

Approx. 40.7 sq. metres (438.1 sq. feet)



**First Floor**

Approx. 31.9 sq. metres (343.6 sq. feet)



Total area: approx. 72.6 sq. metres (781.7 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.









