

EST.  1993

JENNIE JONES

ESTATE AGENTS



38 High Street, Saxmundham, IP17 1AB

GUIDE PRICE

£275,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; SITTING ROOM; STUDY/SNUG; SPACIOUS KITCHEN/DINING AREA;
GROUND FLOOR SHOWER ROOM;
THREE FIRST FLOOR BEDROOMS; FAMILY BATHROOM;
FRONT AND REAR GARDENS
NO ONWARD CHAIN**

THE PROPERTY

Number 38 High Street is a Victorian end terraced property with charm and character that still retains a number of original features. The accommodation comprises a front door with original stained glass panels that opens to the entrance hall with doors to the sitting room, snug/study and kitchen. The sitting room has a feature open fireplace with surround and alcoves to either side, window to the front, floorboards and radiator. The snug/study has a window to the front and side aspects, fireplace, radiator and floorboards. The spacious kitchen and dining area has two windows to the rear, one an attractive bay and a half glazed door. There are a number of base units with wooden worksurfaces over, porcelain sink with mixer tap, a built in oven and hob with stainless steel extractor hood over, plumbing for washing machine and dishwasher. To the dining area is an attractive cast fireplace with tiled surround and cupboards to each side. The flooring in the kitchen is ceramic tiled and in the dining area are floorboards. Below the stairs from the dining area is a shower room with corner shower cubicle, vanity wash basin, low level w.c., radiator and ample tiling. The first floor landing has a window to the side and doors opening to the bedrooms. The main bedroom at the rear has a window, radiator and built in cupboard. There are two further double bedrooms to the front of the property. The spacious family bathroom has a bath with shower over and glass screen, wash basin, low level w.c. and towel radiator.

There is a small garden to the front of the property and an enclosed rear courtyard garden with sitting area and borders containing mixed planting. A pedestrian gate at the side gives access by foot over a driveway to the rear of the house.

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

LOCAL AUTHORITY

East Suffolk Council

COUNCIL TAX BAND = B

SERVICES: Mains water, electricity and drainage are available to the property. Heating by gas fired boiler.

VIEWING

By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM OFFICE(01728) 605511

email: saxmundham@jennie-jones.com

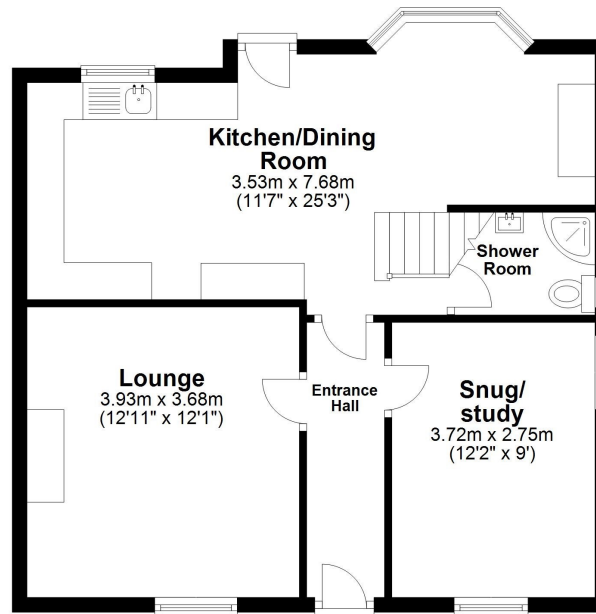
EPC RATING = D

TENURE:

Freehold

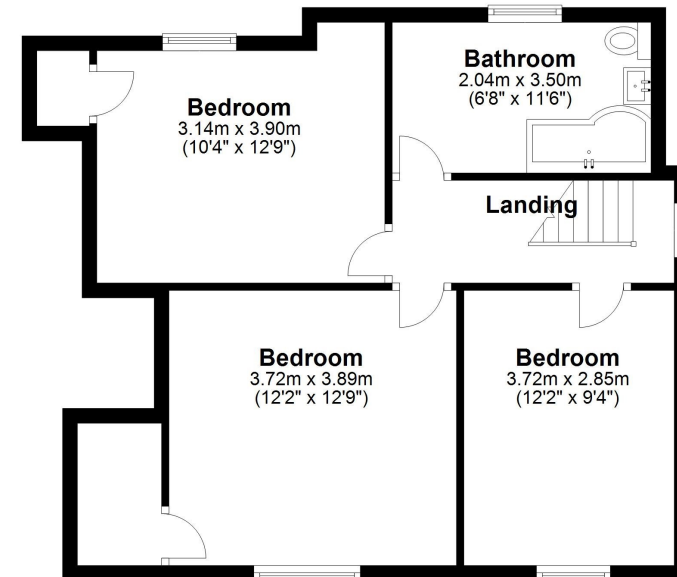
Ground Floor

Approx. 55.6 sq. metres (598.4 sq. feet)



First Floor

Approx. 55.0 sq. metres (592.4 sq. feet)



Total area: approx. 110.6 sq. metres (1190.8 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.









