

EST.  1993

JENNIE JONES

ESTATE AGENTS



3 Henley Close, Saxmundham, IP17 1EY

PRICE

£212,000

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE LOBBY; SITTING/DINING ROOM; FITTED KITCHEN WITH APPLIANCES;  
INNER HALL; 2 DOUBLE BEDROOMS; SHOWER ROOM; CONSERVATORY; GARDEN; GARAGE**

### **PROPERTY**

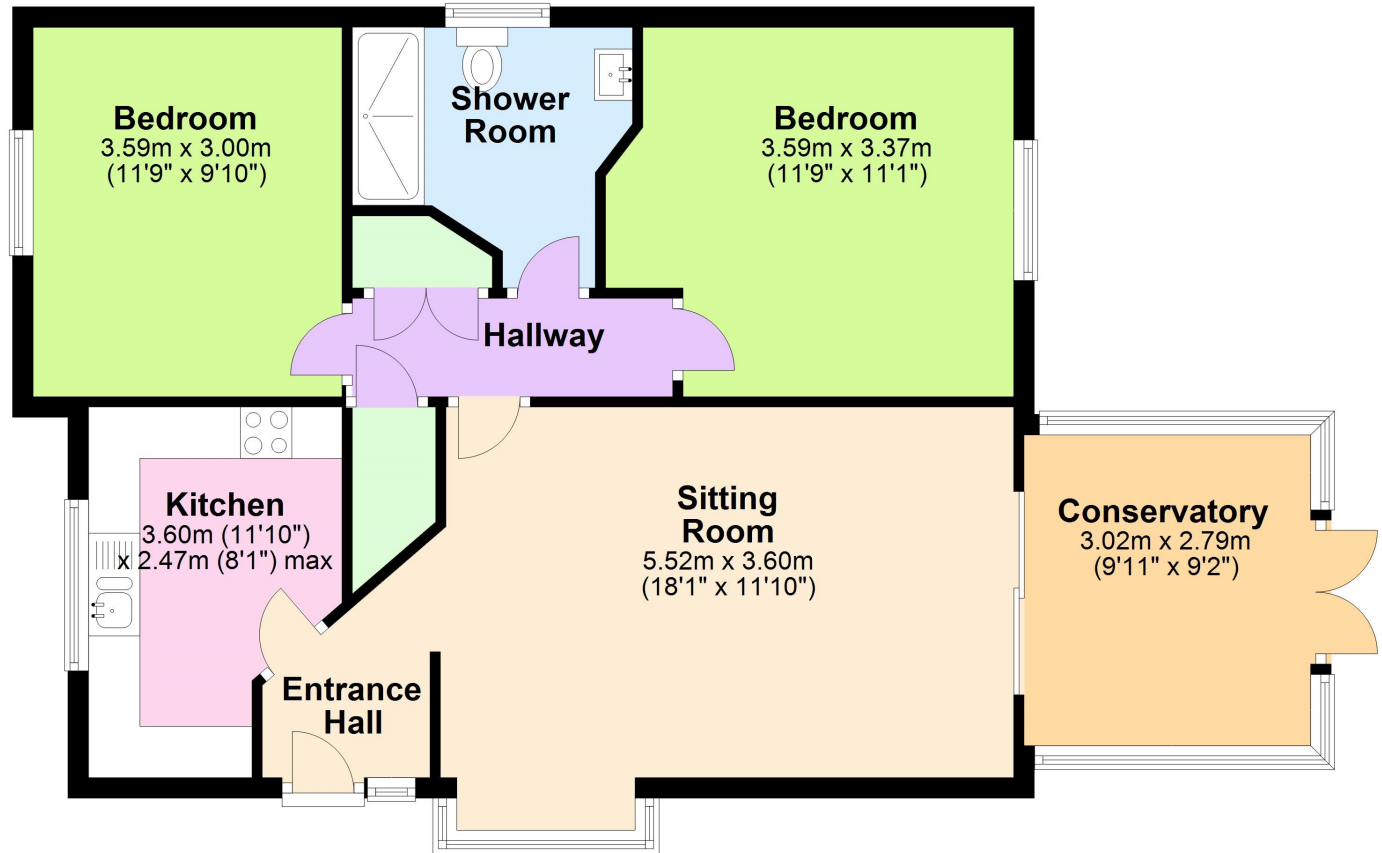
An attractive detached retirement bungalow which is part of a much sought after managed complex located in a quiet residential area within walking distance of the High Street, supermarkets, doctors' surgery and railway station. The bungalow, benefits from two double bedrooms and a smart shower room. There is a well appointed modern kitchen which is fitted with an excellent range of cupboards and drawers and incorporates an electric hob and oven and an integrated fridge/freezer. The sitting room/dining room is spacious and features a bay window together with a sliding patio door that opens through to a delightful conservatory which overlooks the private, enclosed rear garden. The accommodation is heated by electric heaters and the property is double glazed. The garden is mainly lawn with some flower borders and benefits from a side gate that provides access to the driveway and the garage. The complex is restricted to over 55 year olds. There is an on site manager and alarm pull cords throughout the bungalow to an on call emergency service.

### **LOCATION**

Saxmundham is a 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.

## Ground Floor

Approx. 76.8 sq. metres (826.3 sq. feet)



Total area: approx. 76.8 sq. metres (826.3 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

### 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)

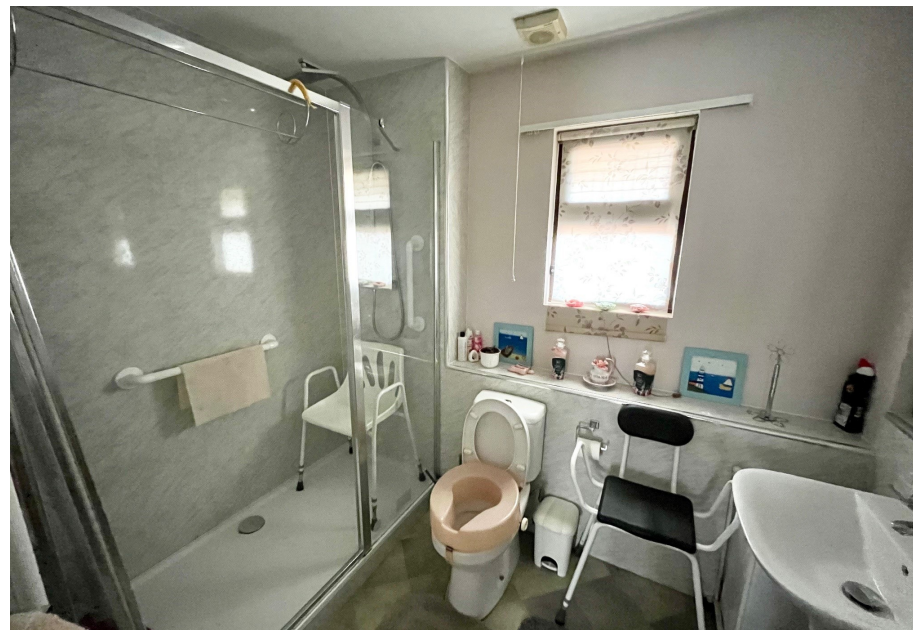
### EPC RATING = E

**TENURE:** The property is leasehold with 63  
years left on the lease.

### SERVICE CHARGE AND GROUND RENT:

Currently the annual service charge is  
£3,300 and the annual ground rent is  
£102.28

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.



SAXMUNDHAM

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