

EST.  1993

JENNIE JONES

ESTATE AGENTS



8 Franklin Road, Saxmundham, Suffolk, IP17 1FJ.

GUIDE PRICE

£320,000

SUMMARY OF THE ACCOMMODATION

ENTRANCE HALL; CLOAKROOM; KITCHEN/DINING AREA; SITTING ROOM ; LANDING; THREE BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM; FAMILY BATHROOM; FRONT AND REAR GARDEN; GARAGE; ALLOCATED PARKING SPACE.

THE PROPERTY

A semi-detached family residence in the heart of this popular town, just a short distance from all local amenities. The property has been well cared for by the current owner and consequently it is in extremely good order throughout. Main benefits include double glazed windows and doors, gas fired central heating, light and airy accommodation and a low maintenance pretty rear garden. The accommodation comprises an entrance door opening to the hall with stairs to the first floor, understairs storage cupboard, radiator and doors to the kitchen, sitting room and cloakroom. The cloakroom has a pedestal wash basin, low level toilet and radiator. The kitchen and dining area has a double glazed window to the front and French doors to the rear garden. There is a good range of base and wall mounted units with work surfaces over, sink with mixer tap, integrated fridge/freezer, plumbing for washing machine and dishwasher, built in stainless steel cooker with hob and extractor hood over and radiator. The sitting room has a double glazed bay window to the front aspect and French doors opening to the rear garden, two radiators and door to the kitchen/dining area. Stairs from the entrance hall lead to the first floor landing with two windows, radiator and built in shelved airing cupboard housing the hot water cylinder. Bedroom one has a double glazed window, radiator and built in wardrobe cupboards. A door opens to the en-suite shower room with shower cubicle, low level toilet, wash basin, radiator and ample tiling. Bedroom two has a double glazed window to the rear overlooking the garden and a radiator. Bedroom three is a small double with double glazed window, loft access hatch and radiator. The family bathroom comprises a panelled bath, pedestal wash basin, low level toilet, towel radiator and window. There is a garden to the front of the house with lawn and borders containing mixed planting. A gate at the side of the property opens to a wide side area with space for a storage shed and leads to the enclosed rear garden. The rear garden has been designed for low maintenance. The property also benefits from a single garage located in a block just a short distance from the house and there is also an additional allocated parking space.

To appreciate the accommodation fully, internal viewing is highly recommended.

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 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
Tel: 01394 383789

COUNCIL TAX BAND: = C

SERVICES:

We understand that mains water, electricity
and drainage are connected. Heating is by
gas fired boiler.

TENURE:: Freehold

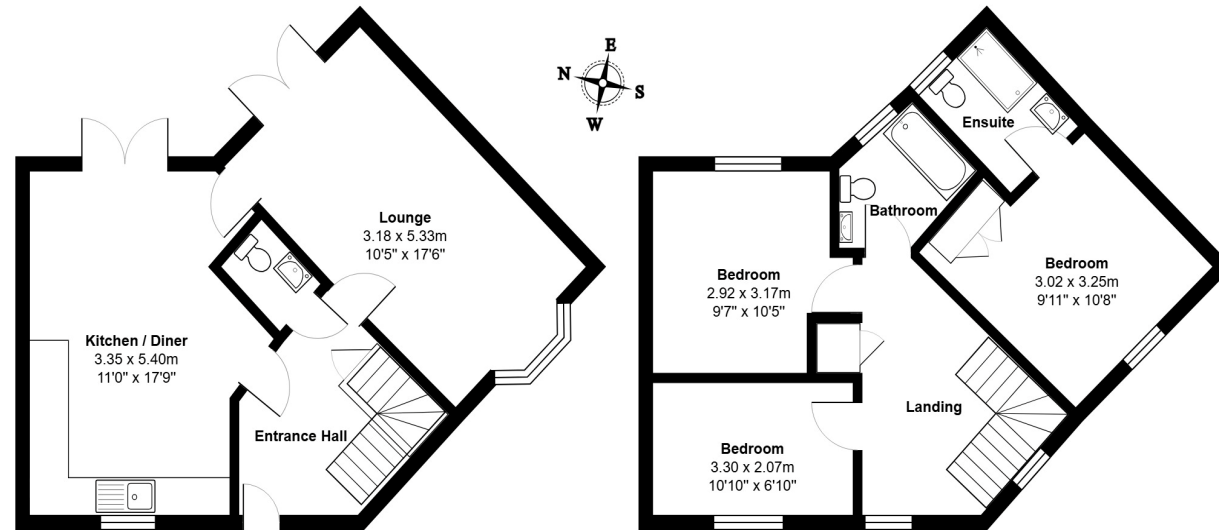
VIEWING

By appointment through Jennie Jones Estate
Agents:

SAXMUNDHAM (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING: = B



Total Area: 93.2 m² ... 1003 ft²

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.









