

EST.  1993

JENNIE JONES

ESTATE AGENTS



25 Henley Close, Saxmundham IP17 1EY

GUIDE PRICE

£160,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; SITTING ROOM; KITCHEN; CLOAKROOM; LANDING; TWO BEDROOMS; SHOWERROOM;
ENCLOSED REAR GARDEN; ALLOCATED PARKING**

THE PROPERTY

An attractive retirement house which is part of a managed complex located in a quiet sought after residential area within walking distance of the High Street, supermarkets, doctors' surgery and railway station. The house is very well presented being in good decorative order and with kitchen with built in appliances and new shower room. The accommodation includes two bedrooms an open plan sitting room/ dining room with sliding patio doors to pretty enclose garden area at the back of the property. The property also benefits from an allocated parking space. 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 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 Council,.

COUNCIL TAX BAND: = C

SERVICES:

We understand that mains water, electricity and drainage are connected. Electric Heating.

TENURE: Leasehold

VIEWING

By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING: = D

Floorplan to
follow

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.

