



JENNIE JONES

EST. 1993

ESTATE AGENTS

ALBION STREET

Saxmundham | Suffolk

£237,500

32 ALBION STREET, SAXMUNDHAM IP17 1BL

Saxmundham Town Centre: 0.5 miles

Leiston: 6 miles

Aldeburgh: 8 miles

- Sitting Room ● Dining Room ● Kitchen ● Sun Room ●
- Cloakroom ● Two Bedrooms ● Shower Room ●
- Studio ● Pretty Cottage Garden ●

The Property

32 Albion Street is a beautifully presented Victorian semi-detached cottage, full of charm and character yet updated for modern living. The property offers gas radiator heating with electric under-floor heating in the kitchen and sun room. uPVC double glazing throughout, water softener and solar panels add to the energy efficiency of this stylish finished home.

The ground floor comprises a welcoming sitting room, a separate dining room, a lovely fitted kitchen with integrated appliances including fridge freezer, washer dryer and dishwasher a cloakroom, and a light-filled sun room opening directly onto the garden. Upstairs, the landing leads to two double bedrooms — the master featuring a generous dressing area with extensive built-in wardrobes — and a modern shower room.

The pretty cottage-style garden is a real highlight, featuring well-stocked beds and a patio area perfect for outdoor dining. At the end of the garden is a brick-built studio with power, light, and water connected — ideal for a home office, hobby space, or garden room. There is on street parking.

The Location

Albion Street is a charming residential street within easy reach of local amenities, transport links, and the Suffolk coast. The property is well placed for enjoying local shops, pubs, and countryside walks, as well as being a short drive from Aldeburgh, Snape Maltings, and

Charming Victorian semi with stylish interiors, pretty cottage garden, and versatile brick studio.



RSPB Minsmere.

Services

Mains water, mains electricity, mains drainage.

Gas-fired central heating via radiators, with electric underfloor heating to sun room and kitchen

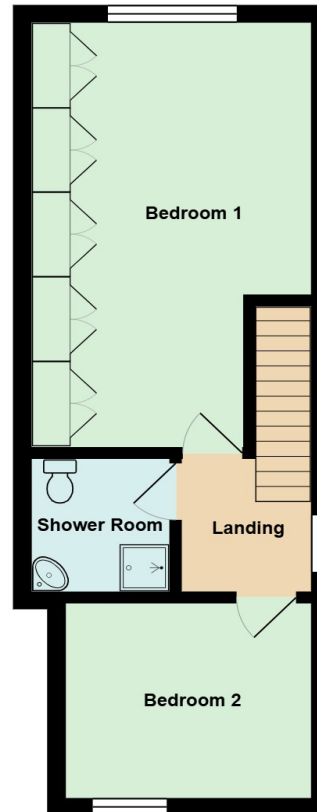
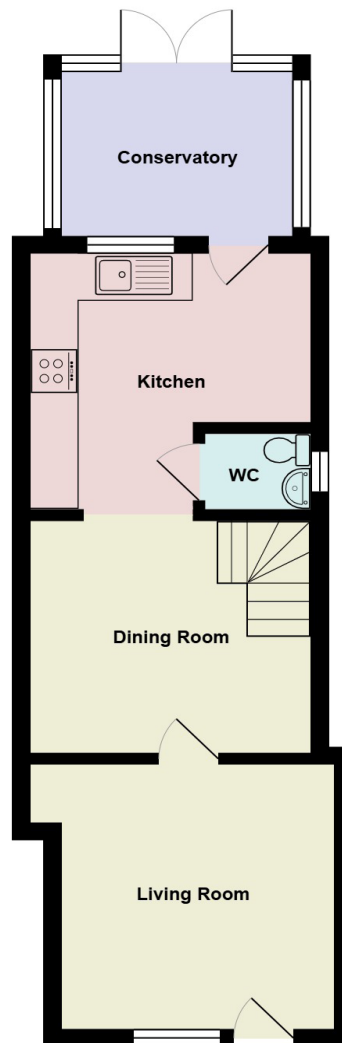
UPVC double glazing.

East Suffolk Council

Council Tax Band: A

EPC Rating: D





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