



Mill Road, Saxmundham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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An immaculate TWO BEDROOM end of terrace property with GARDEN AND PARKING FOR TWO VEHICLES

LOCATION Saxmundham has a range of independent shops together with Waitrose and Tesco supermarkets, restaurants and cafes and is a busy market town. There is a railway station in Saxmundham via Ipswich to London Liverpool Street Station which takes approx. two hours. The heritage coast is approximately just over 7 miles to the stunning seaside town of Aldeburgh and just over 6 miles to Thorpeness.

Guide Price: £215,000

- Entrance Hall
- Sitting Room
- Kitchen/Diner
- Main Bedroom
- Further Bedroom
- Family Bathroom
- Garden
- Parking for 2 Vehicles
- Walking distance to Saxmundham town centre



MILL ROAD - INTERIOR A new double glazed Entrance Door welcomes you into the property with laminate flooring and has a deep shelved cupboard to the left. To the right is Kitchen/Dining Room which has a range of maple effect wall and base units, laminate worktop, space for cooker with extractor above, space for washing machine, stainless steel sink and taps with window above, space for a fridge/freezer and small dining table and vinyl flooring. At the rear is the Sitting Room which has a large window overlooking the garden. A door leads out to a small rear lobby and a deep under stairs cupboard perfect for coats and boots and could possibly be converted to a downstairs cloakroom if required. A part glazed door leads out to the garden. Upstairs the Main bedroom with a window overlooking the rear garden and has a large built in, deep, wardrobe cupboard. There is a second small double bedroom with a window overlooking the front. There is a large landing cupboard which has light and power and could be converted to a small study area if required and an airing cupboard. The Family Bathroom comprises a bath with shower over, wc and wash hand basin with an opaque window over. This completes this immaculate property in the heart of Saxmundham.



MILL ROAD - EXTERIOR To the front of the property is a pathway leading to the Entrance Door and to both sides are gravel and a brick paved path leading to a side gate which gives access to a tidy lawned garden and patio area, perfect for outside entertaining and is not overlooked. A further gate gives access to two parking spaces at the rear of the property.



TENURE The property is freehold and vacant possession will be given upon completion.

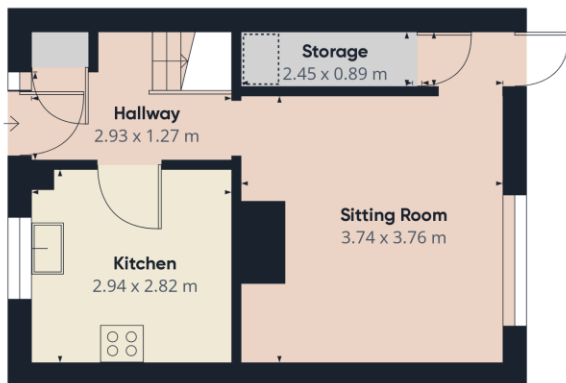
SERVICES Gas fired central heating, mains electricity, water and drainage. Double glazed windows and doors throughout.

LOCAL AUTHORITY East Suffolk **Tax Band:** B **EPC:** TBC **Postcode:** IP17 1DP

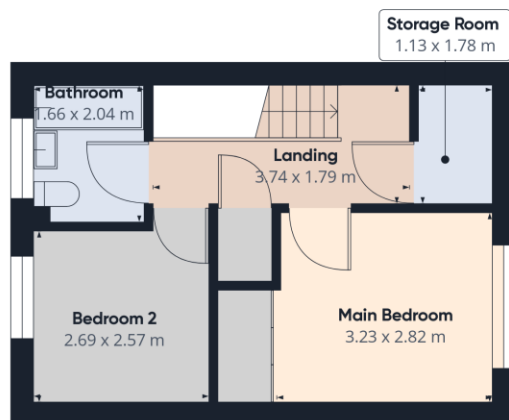
FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

60.25 m²

Reduced headroom

0.45 m²

(1) Excluding balconies and terraces

[] Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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