

EST.  1993

JENNIE JONES

ESTATE AGENTS



**20 Brook Farm Road, Saxmundham IP17 1XT**

**GUIDE PRICE**

**£195,000**

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; SITTING ROOM; KITCHEN / DINING ROOM; LANDING; TWO BEDROOMS; BATHROOM; ENCLOSED REAR GARDEN 2 ALLOCATED PARKING SPACES**

## **THE PROPERTY**

A well presented modern mid terrace house situated on popular residential development on the edge of Saxmundham within easy reach of town centre amenities.

The accommodation is set over two floors; entrance via a part glazed door leads to entrance hall with doors and stairs off, kitchen with square bay window to front range of eye and base level units integrated electric hob with oven beneath extractor above, sitting room with double doors opening onto garden patio area. First floor split landing with two bedrooms and bathroom. The property benefits from UPVC double glazing and electric heating. Outside is an enclosed rear garden laid to lawn with a patio area. 2 allocated parking spaces.

## **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: = TBC**

**SERVICES:**

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

**TENURE:** Freehold

**VIEWING**

By appointment through Jennie Jones Estate Agents:

**SAXMUNDHAM** (01728) 605511.

email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING: = C**

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.



