



JENNIE JONES

EST. 1992

ESTATE AGENTS

BEAUMONT COTTAGES

Kelsale | Suffolk

£195,000

74 BEAUMONT COTTAGES, KELSALE IP17 2NW

Saxmundham Railway Station – 1.3 miles
Aldeburgh – 7 miles
Ipswich – 23 miles

- Entrance Hall ● Cloakroom ● Utility Room ●
- Kitchen / Dining Room ● Sitting Room ● Conservatory ●
- Three Bedrooms ● Family Bathroom ●

The Property

The Property is a mid-terrace house offering generous accommodation and excellent potential for modernisation. Located in the village of Kelsale, the home provides three bedrooms, two reception spaces, a conservatory, and allocated parking.

On the ground floor, the entrance hall leads to a cloakroom, a spacious sitting room with feature fireplace, and a kitchen/dining room with access to a utility room. A conservatory at the rear overlooks the garden, adding further living space.

Upstairs are three bedrooms, including two doubles and one single, together with a family bathroom. While the house would benefit from updating throughout, it provides a superb opportunity to create a comfortable family home tailored to personal taste.

Externally, the property enjoys front and rear gardens, with an allocated parking space nearby.

Location

Kelsale is a well-served village close to Saxmundham, which offers supermarkets, independent shops, cafés, schools, and a railway station with

A spacious three-bedroom home with conservatory and parking – ideal renovation project



services to Ipswich and London Liverpool Street. The Suffolk Heritage Coast, with destinations such as Aldeburgh, Thorpeness, and Southwold, is within easy reach, along with cultural attractions at Snape Maltings and natural reserves including RSPB Minsmere.

Services

Mains water, mains electricity, mains drainage & mains gas.

Electric warm air heating.

UPVC double glazing.

Local Authority and Council Tax Band

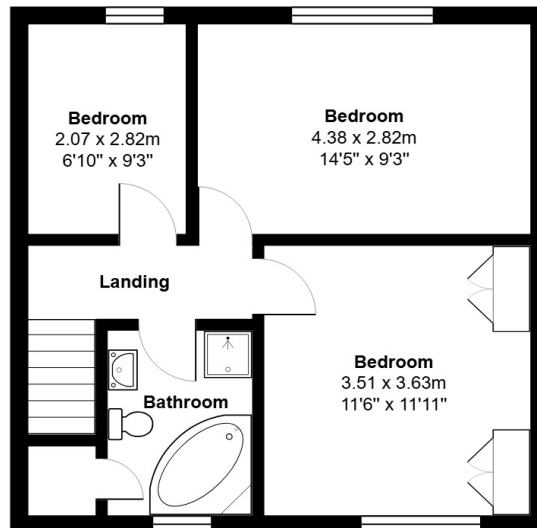
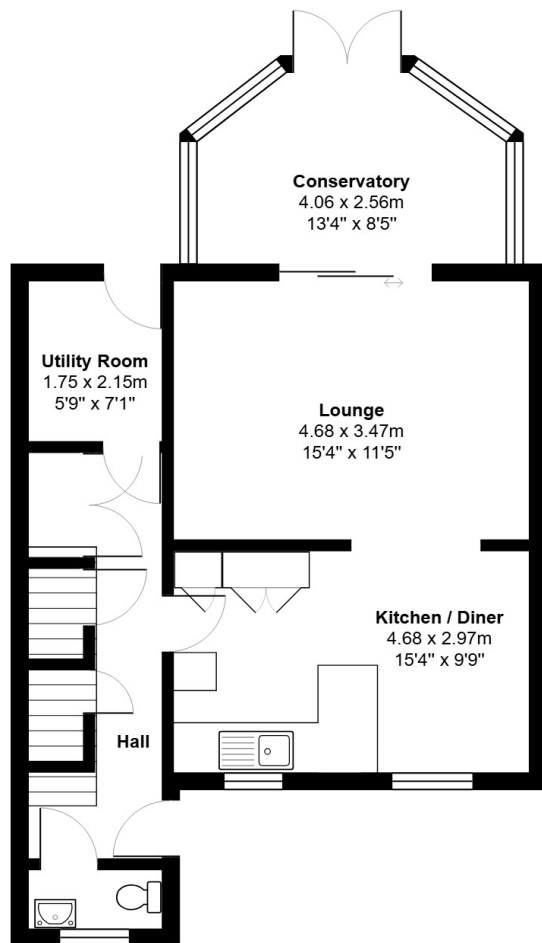
East Suffolk Council

Council Tax Band: B

EPC Rating

D





Total Area: 101.2 m² ... 1089 ft²



Jennie Jones

26 High Street
Saxmundham
Suffolk
IP17 1AB

www.jennie-jones.com

01728 605511

All enquiries:

saxmundham@jennie-jones.com



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