



St Johns Road, Saxmundham, IP17 1BE

welcome to

St Johns Road, Saxmundham

****GUIDE PRICE- £280,000-£290,000**** We are delighted to be offering to market this well presented three bedroom semi-detached house situated in the desirable town of Saxmundham. Nearby to local shops, schools, transport links and other amenities, along with easy access to A12.

Location

The market town of Saxmundham offers Waitrose and Tesco supermarkets, as well as cafes, businesses and day-to-day shopping facilities. The railway station provides regular train services to London's Liverpool Street Station via Ipswich. The county town of Ipswich is approximately 20 miles from the property and boasts a range of local and national stores, along with a railway station with direct trains to London, scheduled to take just over the hour. Suffolk's Heritage Coast, with popular destinations such as Aldeburgh, Southwold, Orford and Thorpeness, are close by. The world famous Snape Maltings Concert Hall provides entertainment all year round and is just 5 miles away. Leisure facilities, including golf, can be found nearby at Aldeburgh, Thorpeness and Woodbridge.

Accommodation

Entrance Hall

Front aspect double glazed door, laminate flooring, radiator and stairs leading up to the first floor. Doors to;

Cloakroom

Side aspect double glazed window, wc, corner wash hand basin with tiled splash back, radiator, lino flooring and extractor fan.

Lounge

13' 8" x 9' (4.17m x 2.74m)
Front aspect double glazed window, carpet, radiator, tv and telephone points. Open arch way leading to;

Kitchen/ Diner

15' 10" x 15' (4.83m x 4.57m)
Rear aspect double glazed window and french doors leading out into the rear garden. Fitted kitchen with wall and base units, stainless steel sink and drainer, tiled splash back, work surfaces, wall mounted boiler, two radiators, integrated eye level double oven and ceramic hob with extractor fan, space for washing machine.

Landing

Side aspect double glazed window, over the stairs built in airing cupboard, carpet, loft hatch and doors to;

Bedroom One

14' 8" x 8' 11" (4.47m x 2.72m)
Rear aspect double glazed window, carpet and radiator. Door to;

En-Suite

Wc, wash hand basin with tiled splash back, shower cubicle with fully plumbed shower, extractor fan, radiator, wooden effect flooring and fitted shelving.

Bedroom Two

11' 11" x 8' 4" (3.63m x 2.54m)
Front aspect double glazed window, carpet and radiator.

Bedroom Three

11' 1" x 5' 8" (3.38m x 1.73m)
Rear aspect double glazed window, carpet and radiator.





Bathroom

Front aspect double glazed window, wc, wash hand basins, panelled bath with mixer taps and shower attachment, vinyl flooring, part tiled walls, radiator and extractor fan.

Outside

To the front of the property is a hard standing driveway with a shingle area providing off road parking for multiple vehicles.

The rear garden is mainly laid to lawn with mature planted shrubs and flowers, a paved patio area offers ample room for seating arrangements and al fresco dining, two garden sheds offering practical storage for tools, equipment, and other outdoor essentials.

Services

Mains Electricity
Mains Water
Mains Drainage
Mains Gas

Council Tax Band: B



view this property online williamhbrown.co.uk/Property/FLH104761



welcome to

St Johns Road, Saxmundham

- Well Presented Semi-Detached House
- Spacious Kitchen/Diner
- Family Bathroom & Cloakroom
- Master Bedroom With En-Suite
- Two Further Bedrooms

Tenure: Freehold EPC Rating: C

guide price

£280,000 - £290,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

view this property online williamhbrown.co.uk/Property/FLH104761



Property Ref:
FLH104761 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



01728 723923



Framlingham@williamhbrown.co.uk



26 Market Hill, Framlingham, WOODBRIDGE,
Suffolk, IP13 9AN



williamhbrown.co.uk