

*A modern three-bedroom mid-terraced house, presented in excellent condition & located on a popular Hopkins Homes development in the heart of the town of Saxmundham, a short drive from the Heritage Coast.*

Guide Price  
£275,000 Freehold  
Ref: P7293/B

31 Warren Avenue  
Saxmundham  
Suffolk  
IP17 1GF



Entrance hall, downstairs cloakroom, sitting room and kitchen/dining room.

Principal bedroom with en-suite shower room.

Two further bedrooms and a family bathroom.

Single garage en-bloc and allocated parking.

Hard landscaped garden to rear.

#### Contact Us



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## Location

Warren Avenue is an established residential area close to the centre of Saxmundham. This busy town offers a good selection of local shops, supermarkets (including Waitrose and Tesco), public houses and restaurants. There is also a railway station with trains from Lowestoft to Ipswich, and a daily train direct from Saxmundham through to London's Liverpool Street.

Suffolk's Heritage Coast, with the popular resorts of Southwold, Walberswick, Dunwich, Aldeburgh and Thorpeness, is within about 5 miles. The historic market town of Framlingham lies about 7 miles to the west where there are excellent schools in both the state and private sector, along with further shopping facilities. The county town of Ipswich, with direct rail links to Norwich to the north and London to the south, is approximately 21 miles to the south-west.

## Description

31 Warren Avenue is a modern mid-terraced house that was built in 2012 by Hopkins Homes. The property is well presented and has well laid out accommodation comprising entrance hall, sitting room, kitchen/dining room, downstairs cloakroom, principal bedroom with en-suite shower room, two further bedrooms and a family bathroom. The house has double-glazing throughout, along with gas-fired central heating. Outside, there is an open plan garden to the front and an enclosed landscaped garden to the rear. A gate immediately behind the property leads to a single garage en-bloc, with parking in front. The garage has the benefit of power and lighting. The house would make an ideal first time purchase or investment opportunity, with a suggested rental income of somewhere in the region of £1,100 per calendar month. It should be noted that a number of items within the property will be available by separate negotiation.

## The Accommodation

### *The House*

### Ground Floor

A front door opens to the

#### *Entrance Hall*

Wall-mounted radiator. Stairs rise to the first floor landing, with understairs storage cupboard. Doors open to the sitting room, kitchen/dining room and

#### *Downstairs Cloakroom*

Close-coupled WC, pedestal hand wash basin with mixer tap over and tiled splashback, mirror and shelf, extractor fan and wall-mounted radiator.

#### *Sitting Room* 15'8 x 10'11 (4.78m x 3.33m)

A well-proportioned room with windows to the front and wall-mounted radiator. Double doors lead through to the



*Kitchen/Dining Room* 17'9 x 9'0 (5.41m x 2.74m)

Windows to rear and door to garden. A matching range of fitted wall and base units with rolltop work surface incorporating a one and a half bowl stainless steel single-drainer sink unit with mixer tap over and tiled splashback. Integrated four-ring gas hob with stainless steel extractor hood over and electric oven and grill under. Space for appliances. Space and plumbing for dishwasher and washing machine. Wall-mounted gas-fired Potterton boiler and central heating controls.



The stairs in the entrance hall rise to the

## First Floor

### *Landing*

Wall-mounted radiator and access to loft. **Airing cupboard** housing the pressurised water cylinder and slatted shelving. Doors lead off to the bedrooms and family bathroom.

### *Bedroom One* 10'6 x 10'0 (3.20m x 3.05m)

A principal bedroom with window to rear and wall-mounted radiator. A door opens to the



### *En-Suite Shower Room*

Built-in shower cubicle in tiled surround with concertina door and mains-fed shower over. Pedestal hand wash basin with mixer tap over and tiled splashback. Shelf, mirror and shaver point. Close-coupled WC and wall-mounted radiator.

### *Bedroom Two* 10'6 x 9'6 (3.20m x 2.90m)

A further double room with window to front and wall-mounted radiator.



*Bedroom Three* 9'0 x 7'7 (2.74m x 2.31m)

A single bedroom with window to rear, wall-mounted radiator and fitted book shelves.



*Family Bathroom*

Panelled bath in tiled surround with mixer tap over and shower attachment, close-coupled WC, pedestal hand wash basin, mirror and shelf, shaver point and wall-mounted radiator.



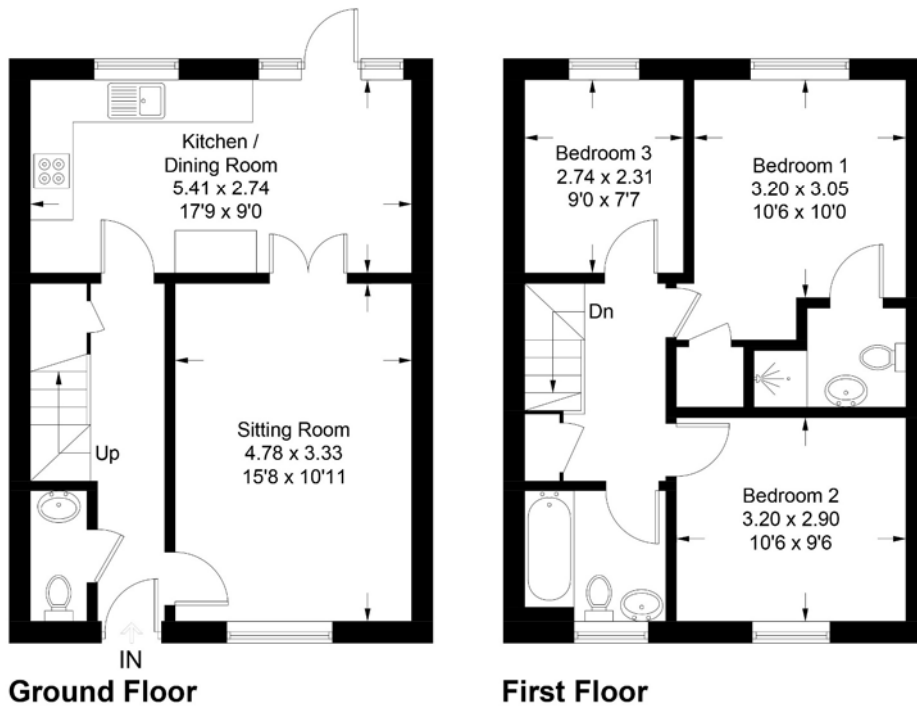
## Outside

The property is approached via a path that leads through the open garden to the front door. To the rear of the house is a hard landscaped garden with paved terrace and borders. The area is enclosed by panelled fencing with gated access to the single garage en-bloc, which is located immediately to the rear of the garden (seen in photo below), with parking in front. The property also has an outside tap and outside power point.



## 31 Warren Avenue, Saxmundham

Approximate Gross Internal Area = 83.4 sq m / 898 sq ft



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**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage, gas and electricity.

**Broadband** To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC Rating** C (full report available from the agent).

**Council Tax** Band C; £1,858.24 payable per annum 2023/2024.

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. There are restrictive covenants on the property. Please contact the agent for further details.

**March 2024**



## Directions

Heading north on the A12 from the direction of Farnham, take the second right turning into Saxmundham, entering the town via Rendham Road (B1119). Continue down Rendham Road and turn right into Mill Road. Head over the level crossing and proceed straight across the traffic lights. Head along Church Street and up Church Hill, where the turning to Warren Avenue is on the left. The property can be found a short way along on the left hand side. For those using the What3Words app: [///pebble.waltzes.reset](http://pebble.waltzes.reset)



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