

A three bedroom semi-detached former local authority house, located in the popular village of Carlton, on the outskirts of the town of Saxmundham, just a short drive from the Heritage Coast.

Guide Price
£200,000 Freehold
Ref: P7587/B

17 Carlton Road
Kelsale
Saxmundham
Suffolk
IP17 2NP



Entrance porch, entrance hall, sitting room, dining room, kitchen/breakfast room and cloakroom.

Three first floor bedrooms and a family bathroom.

Enclosed front and rear gardens.

Driveway providing off-road parking for two to three vehicles.

Contact Us



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Location

17 Carlton Road can be found within the village of Kelsale, just over a mile from the centre of the popular town of Saxmundham. Saxmundham offers excellent shopping facilities, including Waitrose and Tesco supermarkets, independent shops, a primary school, a medical centre and a railway station with connections through to Ipswich and London's Liverpool Street. The unspoilt beauty of the Heritage Coast lies within a few miles and boasts the popular centres of Aldeburgh, Thorpeness, Southwold and Walberswick. Snape, home of the Aldeburgh Festival, is within easy reach, as is the RSPB Minsmere Nature Reserve at Dunwich. The historic town of Framlingham lies about 9 miles to the west with excellent private schooling, and the county town of Ipswich lies about 22 miles to the south-west.

Description

17 Carlton Road is a three bedroom, semi-detached former local authority house which was built circa 1946 and is now in need of renovation and refurbishment. The accommodation is well laid out over two floors. The entrance porch opens to a good size entrance hall which provides access to the sitting room. This has windows to the front and side, a feature fireplace with wooden surround and mantle over, built-in cupboards to the side and a built-in bookcase. The dining room has a window to the front, tiled fireplace and a night storage heater.

From the entrance hall a further door leads to the kitchen. This is fitted with a range of wall and base units with a stainless steel single drainer sink unit with taps over, tiled splash backs and roll top work surfaces. There is space and plumbing for appliances, a night storage heater and walk-in pantry with shelving. There is also a window to the rear and a door to the rear lobby. The latter has access to the cloakroom which has a low level WC and obscured window to the rear. From the rear lobby there is a partially glazed door to the garden.

From the entrance hall stairs rise to the first floor landing which has a window to the rear and doors off to the bedroom accommodation. Bedroom one is a double bedroom with hanging rails, dormer window to the front and a night storage heater. Bedroom two is a further double bedroom with a window to the front. Bedroom three is also a double bedroom with a window to the rear, night storage heater and also housing the built-in airing cupboard with a pre-lagged water cylinder and slatted shelving. There is a family bathroom which comprises a panelled bath, wall hung wash basin and low level WC, night storage heater and obscure window to the rear.

The property benefits from UPVC double glazing and night storage heaters throughout.

Outside

The property is approached via a private driveway providing off-road parking for two to three vehicles and which runs to the side of the property and alongside the front garden. The front garden is mainly laid to lawn together with established shrubs and is enclosed by hedging. There is a pathway leading to the front door. The rear garden is enclosed by hedging and fencing and is mainly laid to lawn, with a paved terrace immediately behind the property. Within the rear garden there are three timber outbuildings.

Note

It is essential that each buyer "wet" signs a copy of the Flagship Declaration of Interest Form within these details.



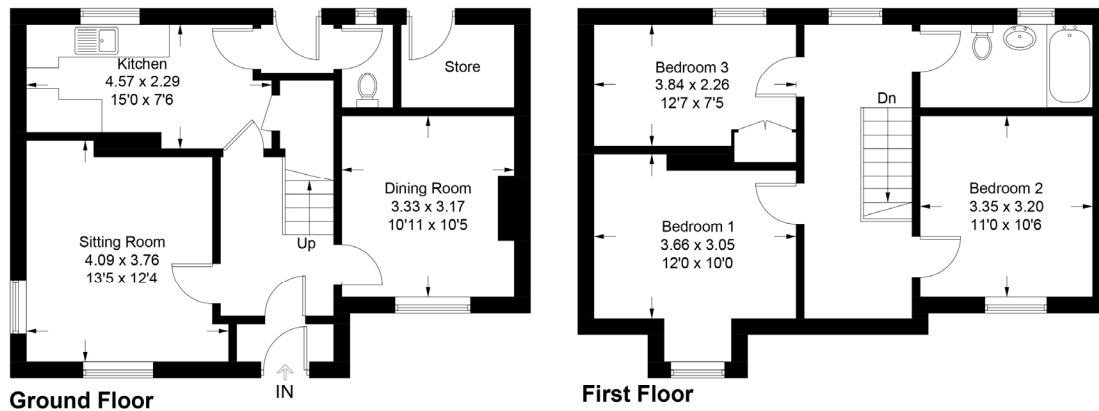






17 Carlton Road, Kelsale

Approximate Gross Internal Area = 103.0 sq m / 1109 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Night storage heaters.

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>

Annual Grounds Maintenance Charge There is an annual fee of £43.52 for grounds maintenance.

EPC Rating = E (Copy available upon request)

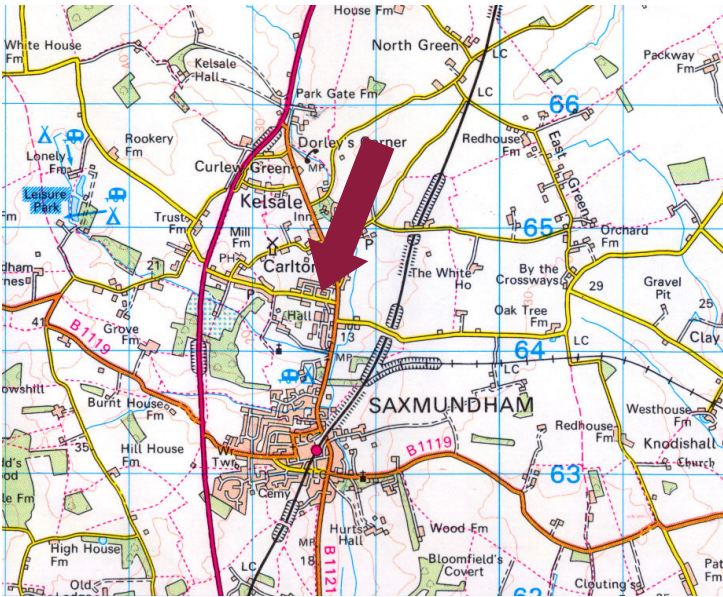
Council Tax Band B; £1,703.05 payable per annum 2025/2026.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

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 is an engrossment fee of £150 payable by the purchaser upon completion.
4. In cases where applicants are purchasing the property with cash funds, the vendor requires exchange and completion to take place within 28 days of instructing legal representatives and reserves the right to abort the sale if this condition is not met.
5. Flagship Housing Limited has informed the agent that there may be a covenant upon the garden of the property. Please speak to the agent for further information.
6. Flagship have requested a Regulated Drainage & Water Search and a Regulated Local Authority Search, the cost of which the Buyer will be responsible for on completion. A clause to this effect will be included in the sales contract.
7. We are unable to guarantee that the search results will be available prior to a sale being agreed but will provide the search report once this is available. We cannot be liable for any adverse results which may be revealed when the search is produced and the buyer must rely on their own searches, survey and inspection.

April 2025



Directions

Heading north on the A12 from Saxmundham, take the first turning on your right signposted Carlton. Proceed along this road, and the property will be found almost opposite the primary school on the left hand side identified by a Clarke and Simpson for sale board.

For those using the What3Words app:
///optimally.spared.appendix



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DECLARATION OF INTERESTS BY PROSPECTIVE BUYERS

Address of Property:.....

This declaration is designed to prevent conflicts of interests between Flagship Housing Limited and prospective buyers of property from Flagship Housing Limited.

As a result of this declaration Flagship Housing Limited may not be able to sell a property to you if you are an employee or Board Member of Flagship Housing Limited or if you are a contractor, consultant or supplier to Flagship Housing Limited or if you are related to or a close personal friend of an employee or a Board Member or a contractor, consultant or supplier to Flagship Housing Limited.

The definition of a "relative" includes – Parents, spouse, domestic/civil partner, child, grandchild, siblings/siblings in-law, step relative or any member of your household.

The form below is for you to declare if you are a Board Member, an employee or a contractor, consultant or supplier to Flagship Housing Limited or a relative or close personal friend of a Board Member, an employee or a contractor, consultant or supplier.

1	Name of person completing the form	
2	Date of Declaration	
3	Are you either: -	
a	An employee of Flagship Housing Limited?	Yes/No
b	A board member of Flagship Housing Limited?	Yes/No
c	A principal proprietor, director or employee of any company, firm or practice with which Flagship Housing Limited does business?	Yes/No
d	An employee of the Local Authority or member of a Town and Parish Council or likeminded organisation working in partnership with Flagship Housing Limited?	Yes/No
e	Related to someone who falls into the category of a), b) c) or d) above?	Yes/No
f	A close personal friend of someone who falls into the category of a), b) or c) above?	Yes/No
4	If you have answered yes to Question 3 please provide the name(s) of the individuals concerned below.	
5	Buyers Status First Time Buyer / Investor / Owner-Occupier / Other (please state):	
6	Signed	



Buyer Qualification

Buyer/s name/s:

Purchased property address:

Purchaser type: (Circle the correct response)

First time buyer

Buy to Let

Investor

Owner/Occupier (buy to live)

Other:

Funding: (Circle the correct response)

Mortgage

Bridging Loan

Cash

Cash from sale

Gift

Other:

As a cash buyer I can confirm that I will be in a position to exchange contracts within 28 days as required by Flagship Housing Limited.

Signed: