

A spacious three bedroom Victorian mid-terrace house close to the town centre having been recently decorated.

Rent £995 pcm
Ref: RR2275

34 St John's Road
Saxmundham
Suffolk
IP17 1BD



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



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Location

34 St John's Road is situated a short distance from the centre of the market town of Saxmundham which offers good local facilities including restaurants and hotel, Waitrose & Tesco supermarkets and railway station, where there are connections through to Ipswich and some direct trains through to London's Liverpool Street Station.

To the east lies the Suffolk Heritage Coast with the popular centres including Southwold, Walberswick, Thorpeness and Aldeburgh all being within easy reach. Snape, home to the Aldeburgh Festival, is within 3 miles to the south, and the County Town of Ipswich lies approximately 20 miles to the south-west.

The Accommodation

Entering through a partially glazed front door with obscure glass panels which leads into the entrance hall.

Entrance Hall

With original polished floor boards, double panelled radiator, cupboard housing gas meter wooden batton with coat hooks. There is an under stairs cupboard for storage. Door leading into the Open plan sitting / dining room.

Living Room 11'5" x 11'11" (3.481m x 3.639m)

With original polished floor boards, architrave to the ceiling and picture rails, fireplace with brick hearth and surround housing an open fire. Double panelled radiator, BT and TV points. A bay window to the front elevation with central and side opening sash windows overlooking the front garden.

Dining Room 11'6" x 11'4" (3.522m x 3.468m)

From the living area, there is a circular archway which leads in to the dining area. There is an ornate fireplace with tiled surround a slate hearth. Double panelled radiator. The flooring continues through into this room. Honeywell thermostat for central heating. Sash window to the rear elevation and a door which leads into the pantry/utility room.

Pantry/Utility

There is a wall mounted Worcester gas fired boiler. Plumbing for a washing machine. Window to the rear elevation and original shelving to two walls for storage.

From the dining room a door leads into the;

Kitchen 10'4" x 6'9" (3.167m x 2.075m)

With a range of white base units, with wood effect worksurface and inset stainless steel sink. Tiled splashback surround. Space for cooker and space for fridge/freezer. Window to side elevation. Inset to the chimney there is shelving for additional storage. Partially glazed back door leads into the garden.



From the entrance hall the staircase leads to the first floor landing and a door into :

Bedroom One 9'11" x 11'2" (3.031m x 3.405m)

Double bedroom with ornate period fireplace. Sash window to rear elevation. Double panel radiator.

Bedroom Two 12'0" x 11'5" (3.658m x 3.496m)

Double bedroom with ornate period fireplace. Sash window to front elevation. Double panel radiator.

Bedroom Three/Study 5'5" x 7'5" (1.664m x 2.263m)

Double panelled radiator, sash window to the front elevation. BT point.

Family Bathroom

Comprising of a white suite. Pedestal wash hand basin with matching taps, bath with overhead mixer taps and shower hose. Tiled splash back. Obscure glazed sash window to the rear elevation. Extractor fan. Double panelled radiator. Storage cupboard with slatted shelves for storage.



Outside

To the front of the property is a brick enclosed front garden with mature shrubs and a path leading to the front door.

To the rear of the property is well proportioned garden mainly laid to lawn with mature trees and shrubs. Immediately outside the back door is a small gravelled area for seating. At the bottom of the garden there is a gate giving rear access for bins and bicycles. Attached to the rear of the kitchen is a lockable store and old outside toilet.

Services Mains water, sewerage and electricity. Gas fired central heating.

Council Tax Band B £1,704.28 payable 2024/2025

Local Authority East Suffolk Council

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

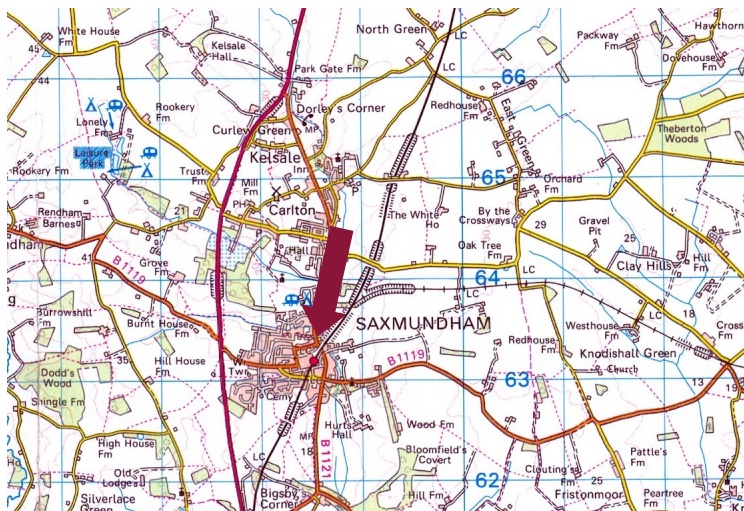
Mobile Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Viewings Strictly by appointment with the Agent.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

June 2024

NB: It should be noted the owner is a family member of an employee of Clarke & Simpson.



Directions

From the Agents office proceed out of Framlingham on the B1119 following the signs to Saxmundham. At the junction with the A12 turn right then immediately left into Saxmundham. Follow Rendham Road, take the left into Fairfield Road and immediate right into St John's Road. The property will be located on the right hand side, as identified by a Clarke and Simpson 'To Let' board.

For those using What3words app:
 /// laces.parade.ballroom



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		

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