

*A well presented three bedroom,  
three storey town house set in a  
convenient position within the  
popular town of Saxmundham*

Rent £1,100 p.c.m  
Ref: R1473

51 Warren Avenue  
Saxmundham  
Suffolk  
IP17 1GF



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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## Locations

The property occupies a prominent position within the newly constructed Hopkins Home Abbotts Grange Site, which enjoys a very convenient location just two minutes walk from Saxmundham town centre. The market town offers good local facilities including restaurants, hotel, Waitrose and Tesco supermarkets. Saxmundham railway station has good connections through to Ipswich with connecting 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 music and food festivals, is within about three miles to the south, and the County Town of Ipswich lies approximately twenty miles to the south-west.

## The Accommodation

### Ground Floor

Entering through partially glazed front door into

#### *Entrance Hallway*

With stairs off to the first floor. Telephone socket, radiator and Honeywell heating controls. Burglar alarm controls. Door to large understairs cupboard with electricity meter, fuse board and coat hooks. Doors off to

#### *Cloakroom*

Fitted with low flush WC, extractor fan, radiator and pedestal wash basin with tiled splashback.

#### *Sitting Room* 16'2 x 10'10 (4.92m x 3.30m)

East. An excellent size room with large window overlooking the small green to the front of the property. Radiator, telephone socket, TV aerial socket and feature fireplace with wooden surround inset with gas fire. Double doors lead through to the

#### *Kitchen/Breakfast Room* 17'7 x 8'3 (5.35m x 2.51m)

West. A good size room fitted with a range of base and eye level kitchen units with marble effect worksurface over, inset with one and a half bowl sink. Integral Hotpoint oven. Four ring Hotpoint gas hob and extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Potterton gas fired boiler. TV aerial socket. Honeywell boiler controls. Fully glazed door giving access to the rear garden and further door to the entrance hallway.

Stairs lead from the entrance hall lead up to the

## First Floor

### *Landing*

With radiator, airing cupboard housing the hot water tank and shelving and doors off to

#### *Bedroom Two* 15'4 x 10'8 (4.67m x 3.29m) (max)

East. A good size double bedroom with two windows overlooking the front of the property. TV aerial socket, telephone socket and two radiators. Double door fitted hanging cupboard with shelf and hanging rail below. Door through to the

#### *En-suite Shower Room*

Fitted with low flush WC, pedestal wash basin and large fully tiled shower cubicle. Radiator, shaver socket, and extractor fan.

#### *Bedroom Three* 11'8 x 10'6 (3.61m x 3.22m) (max)

West. A small double or good size single bedroom with window overlooking the rear garden. TV aerial socket, telephone socket and radiator.



### *Bathroom*

Fitted low flush WC, pedestal wash basin and bath with mixer taps and hand held shower attachment. Tiled throughout to mid level. Radiator, extractor fan and electric shaver socket.

Stairs from the first floor landing lead up to the

## **Second Floor**

### *Landing*

With radiator and door through to

### *Master Bedroom* 16'1 x 9'8 (4.9m x 2.99m)

East and West. An excellent size dual aspect double bedroom with window to the front and Velux to the rear. Two radiators, TV aerial socket and telephone socket. Door giving access to large walk-in cupboard and further door through to

### *En-suite Shower Room*

Fitted with low flush WC, pedestal wash basin and fully tiled shower cubicle. Radiator, shaver socket and extractor fan.

## **Outside**

To the front of the property is a York stone path leading to the front door edged either side by garden laid to gravel and bark with attractive box hedging and park style fencing.

Adjoining the rear of the property is an enclosed garden with close boarded fencing on all sides with paved seating area adjoining the kitchen, wall mounted retractable linen line and paved pathway leading to the rear gate. The majority of the rear garden is laid to gravel. A gate leads to the driveway beyond where there is a large **single garage** with power and light connected.

*Services* Mains gas, electricity, water & sewerage connected. Gas fired central heating.

*Council Tax* Band C, £1,947.75 payable 2024/2025

*Local Authority* East Suffolk Council

*Viewings* Strictly by appointment with the Agent.

*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>

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.

**July 2024**





## Directions

From Framlingham take the B1119 signposted Saxmundham passing through the villages of Sweffling and Rendham. At the junction with the A12 turn right, then immediately left into Saxmundham. Turn right into the town centre. Continue straight over the crossroads and the turning to Warren Avenue is approximately 400 yards along and almost immediately after the Waitrose supermarket. The Property is situated on the left hand side after 300 yards.

For those using What3words app:  
 ///consults.retaliat.e.rang



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

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