

EST.  1993

JENNIE JONES

ESTATE AGENTS



Park Avenue, Saxmundham, Suffolk, IP17 1DR.

To Let Price

£965 PCM

SUMMARY OF THE ACCOMMODATION
ENTRANCE HALL; OPEN PLAN LIVING/DINING/KITCHEN; BATHROOM;
LANDING; THREE BEDROOMS; GAS FIRED CENTRAL HEATING; DOUBLE GLAZED WINDOWS;
PARKING SPACE; GARDENS.

This semi detached house is located towards the end of a cul de sac conveniently located for the amenities of the town centre of Saxmundham. It has recently undergone a thorough programme of refurbishment including a newly fitted kitchen, new bathroom, new boiler and new flooring throughout - this excellent property, which benefits from gas fired heating and double glazing, would seemingly be ideal for family occupation. The entrance hall has the stairs to the first floor with understair cupboard and gives access to the open plan living/dining/kitchen area which is a light space with dual aspect and a door to the rear. A range of contemporary fitted kitchen units with worksurface and breakfast bar. Sink with single drainer and mixer tap. Four ring gas hob with cooker hood over and separate eye level oven, built in fridge freezer and built in dishwasher. Walk in cupboard with plumbing for a washing machine and wall mounted gas fired combi boiler. Also on the ground floor is the bathroom with panelled bath with overbath shower and glazed shower screen, wash basin with cupboard under and close coupled WC. Floor and wall tiling and heated towel rail. On the first floor the landing gives access to the three bedrooms, two doubles and a single. Outside at the front of the property the garden is laid to lawn with parking space and behind the long rear garden is laid to grass with brick built outbuilding at the bottom.

Saxmundham is a vibrant market town which has an excellent range of shops (including Tesco and Waitrose supermarkets), a health centre, a primary school, a free school and railway station which offers a regular service to London (Liverpool Street). Saxmundham is well located for striking out at the many attractions of the East Suffolk coast much of which has been designated as an Area of Outstanding Natural Beauty and includes the RSPB nature reserve at Minsmere with other reserves at North Warren, Havergate Island and Shingle Street. There are ancient castles at Framlingham and Orford and the historic coastal towns of Southwold and Aldeburgh are within driving distance both with golfing and sailing clubs and the latter being home to the internationally famous Aldeburgh Music Festival with many events being held at the Snape Maltings complex.

LOCAL AUTHORITY

East Suffolk Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT
01394 383789

COUNCIL TAX BAND= B

SERVICES: Mains gas, water, electricity and drainage are connected. Heating by gas fired boiler located in cupboard off the kitchen with radiators throughout the property.

VIEWING

By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM OFFICE(01728) 605511

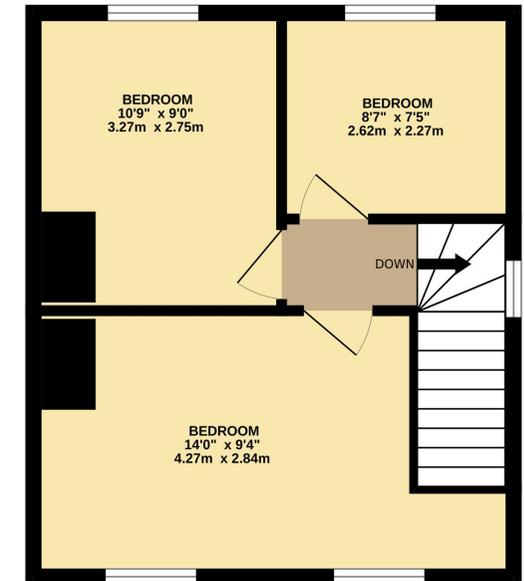
email: saxmundham@jennie-jones.com

EPC RATING = C

GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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