

EST.  1993

JENNIE JONES

ESTATE AGENTS



4 Bell Close, Saxmundham, Suffolk, IP17 1AZ.

GUIDE PRICE **£145,000**

## **SUMMARY OF THE ACCOMMODATION**

**COMMUNAL ENTRANCE; ENTRANCE HALL; SITTING ROOM/DINING AREA; KITCHEN;  
TWO BEDROOMS; BATHROOM; ALLOCATED PARKING SPACE.  
NO ONWARD CHAIN.**

### **THE PROPERTY**

A spacious ground floor purpose built flat situated in the heart of the town. The property has undergone a programme of refurbishment, including full redecoration, improvements to the kitchen and bathroom and new flooring to most areas. A communal entrance hall at the front of the property gives access to the entrance door. The door opens to an entrance hall with built in cloaks cupboard and then a further door opens to the inner hall. The hall has a shelved linen cupboard, radiator and doors to the accommodation. The sitting room/dining area has double glazed windows to the front and side aspects, radiator, TV and telephone points and a door to the kitchen. The kitchen has a window to the rear, stainless steel sink with mixer tap, fitted base and wall mounted units with worksurfaces over. There is a built in oven with hob and extractor over, plumbing for washing machine, space for dishwasher and space for fridge. There is also a pantry cupboard, wall mounted gas fired combination boiler and radiator. The two bedrooms both have radiators and windows. The refurbished bathroom has a window to the rear, a panelled bath with shower over and a glass screen, pedestal wash basin, low level toilet and radiator. To the outside is an allocated parking space.

The flat would be ideally suited for a first time buyer or for investment and early viewing is strongly recommended.

### **LOCATION**

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.

## Ground Floor

Approx. 53.8 sq. metres (578.8 sq. feet)

### LOCAL AUTHORITY

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

### COUNCIL TAX BAND : A

**SERVICES** : Water, electricity and drainage. Heating by gas fired boiler.

### VIEWING

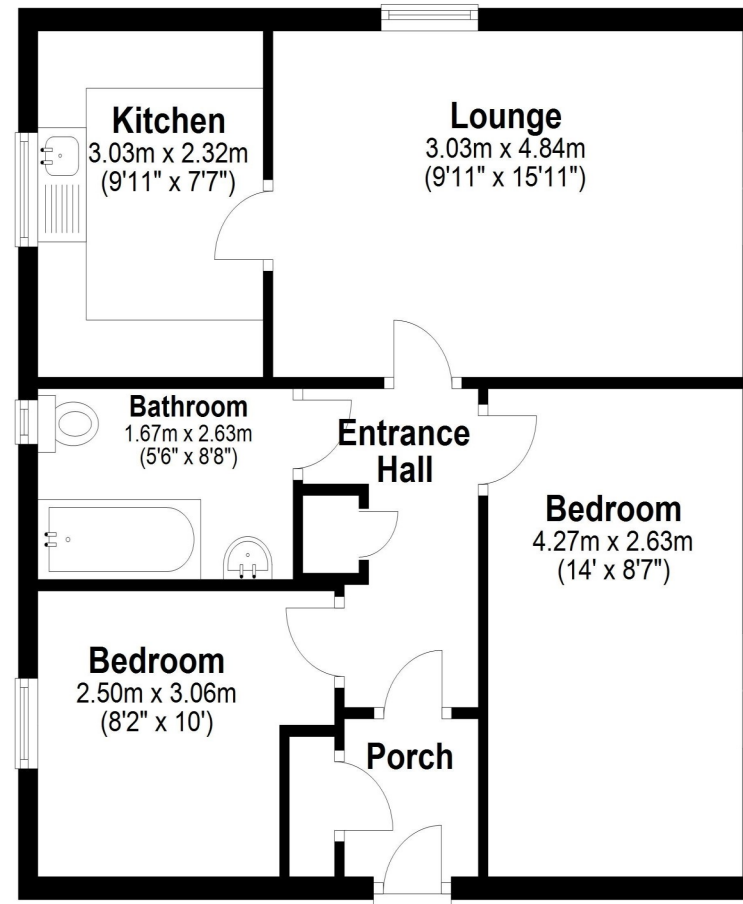
By appointment through Jennie Jones Estate Agents:  
Tel: (01728) 605511.  
email: saxmundham@jennie-jones.com

### EPC RATING : C

**SERVICE CHARGE: £1807 per annum.**

**GROUND RENT: £150.00 per annum.**

**LEASE: 125 years from 2005**



Total area: approx. 53.8 sq. metres (578.8 sq. feet)

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.



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