

EST.  1993

JENNIE JONES

ESTATE AGENTS



17 Dove Close, Saxmundham, Suffolk, IP17 1XU.

GUIDE PRICE

£185,000

## **SUMMARY OF THE ACCOMMODATION**

**SITTING ROOM; KITCHEN/DINING AREA; LANDING;  
TWO BEDROOMS; FAMILY BATHROOM;  
FRONT AND REAR GARDEN; PARKING SPACE.  
NO ONWARD CHAIN.**

### **THE PROPERTY**

A mid terraced two bedroom property in a good location just a short distance from all local amenities. The property has been well cared for by the current owners and consequently it is in good order throughout. A front entrance door beneath a storm porch opens to the sitting room with window to the front aspect, storage heater, under stairs storage recess, staircase to the first floor and a door to the kitchen. The kitchen has a good range of base and wall mounted units with work surfaces over and tiled splash backs. Built in oven with hob and extractor fan over, washing machine and fridge and stainless steel sink with mixer tap. There is a double glazed door opening to the rear garden, built in shelved pantry cupboard and a storage heater. To the first floor is the landing with loft access hatch and doors to the bedrooms and bathroom. Bedroom one at the front has a double glazed window, a range of built in wardrobe cupboards, electric panel heater and a built in airing cupboard housing the hot water cylinder. Bedroom two has a double glazed window to the rear aspect and electric panel heater. The bathroom comprises a panelled bath with shower over, wash basin, toilet and wall mounted electric heater. There is a garden to the front of the property which is mainly slate chippings for ease of maintenance and a parking space. The rear garden is enclosed by fencing and has a small patio, timber shed and an area of lawn.

The property would be ideally suited for either a first time buyer or as an investment.

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

**COUNCIL TAX BAND: = B**

**SERVICES:**

We understand that mains water, electricity  
and drainage are connected.

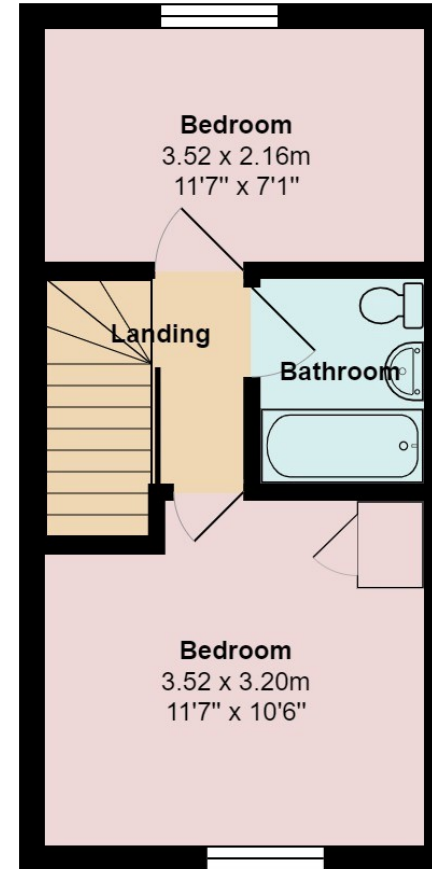
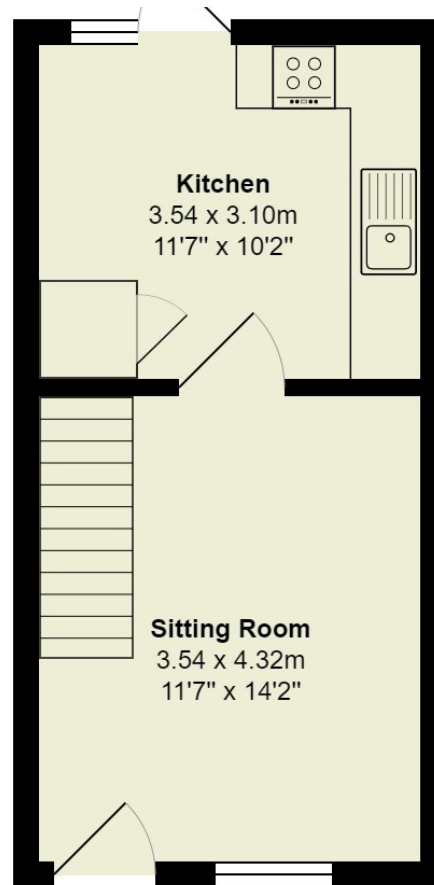
**TENURE::** Freehold

**VIEWING**

By appointment through Jennie Jones Estate  
Agents:

**SAXMUNDHAM** (01728) 605511.  
email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING: = C**



Total Area: 53.5 m<sup>2</sup> ... 576 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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









