

EST.  1993

JENNIE JONES

ESTATE AGENTS



6 Warren Avenue, Saxmundham, Suffolk, IP17 1GF.

GUIDE PRICE

£255,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; SITTING ROOM/DINING AREA; KITCHEN; CLOAKROOM; LANDING; TWO BEDROOMS.
FRONT AND REAR GARDEN; ALLOCATED PARKING SPACE.**

NO ONWARD CHAIN.

THE PROPERTY

A semi-detached modern property in a good location just a short distance from all local amenities. The property has been well cared for by the current owner and consequently it is in very good order throughout. Main benefits include double glazing, light and airy rooms and gas fired central heating. A front entrance door beneath a storm porch opens to the entrance hall with stairs to the first floor, radiator, door to kitchen, sitting room and cloakroom. The cloakroom has a window to the side aspect, toilet, pedestal wash basin and radiator. The kitchen with window to the front aspect has a good range of base and wall mounted units with work surfaces over and tiled splashbacks. There is a built in oven with gas hob and stainless steel extractor hood over, sink with mixer tap, plumbing for washing machine and dishwasher and space for a fridge/freezer. The wall mounted gas fired boiler is concealed within a wall unit. The sitting room has a dining area, window and door to the rear garden, radiator and a spacious understairs storage cupboard. Stairs from the entrance hall lead to the landing with a window to the side aspect, radiator and built in shelved airing cupboard with radiator. Bedroom one has a double glazed window to the rear, built in wardrobe cupboard and radiator. Bedroom two, a small double bedroom, has a window to the front aspect, loft access hatch and radiator. The family bathroom comprises a panelled bath with shower over, pedestal wash basin and toilet. There is a window to the front aspect, radiator and ample tiling. There is a small area of garden to the front of the house. The enclosed rear garden has an insulated timber cabin with power and lighting which would be ideal for use as a studio or home office. A pedestrian gate at the side of the garden gives access to a driveway that also serves other properties and leads to the allocated parking space.

To appreciate the location and the accommodation offered, 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 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. Heating by gas
fired boiler.

TENURE: Freehold

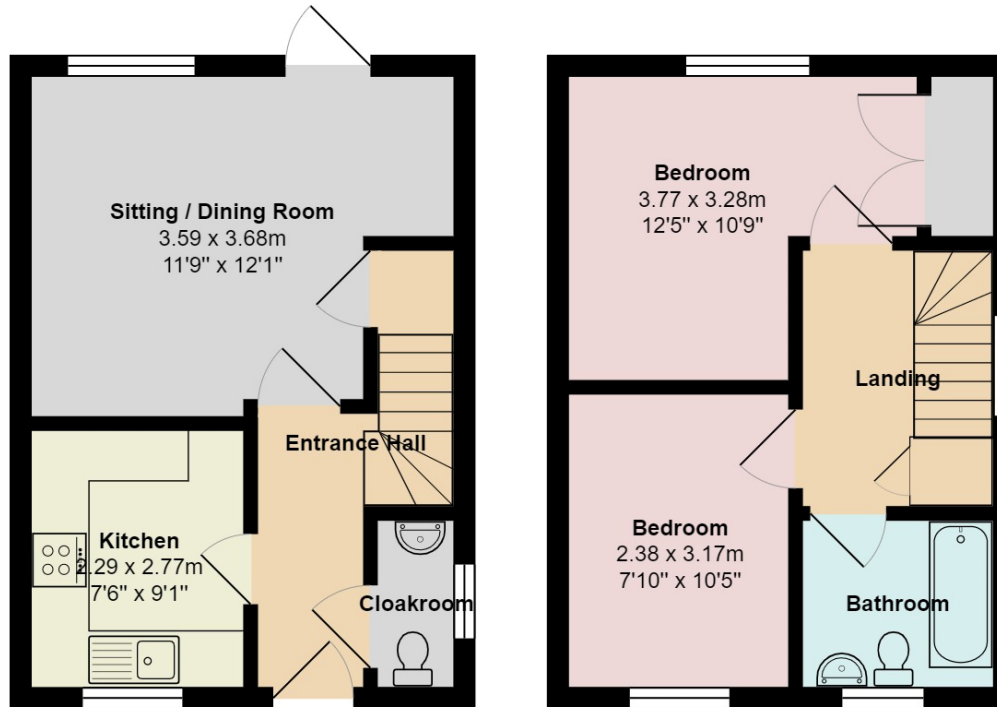
VIEWING

By appointment through Jennie Jones Estate
Agents:

SAXMUNDHAM (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING: = C



Total Area: 60.7 m² ... 653 ft²

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 condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









