

EST.  1993

JENNIE JONES

ESTATE AGENTS



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

GUIDE PRICE

£260,000

SUMMARY OF THE ACCOMMODATION

ENTRANCE HALL; CLOAKROOM; SITTING ROOM; KITCHEN WITH DINING AREA; LANDING; THREE BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM; FAMILY BATHROOM.

FRONT AND REAR GARDEN; SINGLE GARAGE; ALLOCATED PARKING SPACE.

NO ONWARD CHAIN.

THE PROPERTY

A modern mid-terraced house that was built in 2012 by Hopkins Homes 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 opens to the entrance hall with stairs to the first floor accommodation, radiator, understairs storage cupboard, doors to the kitchen, sitting room and cloakroom. The cloakroom has a wash basin with tiled splash back, close coupled toilet and radiator. The sitting room is a well proportioned room with double glazed window to the front aspect, radiator and double doors that open to the kitchen with dining area. The kitchen has a door and window to the rear aspect, a good range of base and wall mounted units with work surfaces over and tiled splash backs. There is an inset stainless steel sink with mixer tap, built in electric oven, inset gas hob with extractor over, space and plumbing for dishwasher and washing machine. The gas boiler for central heating and hot water is wall mounted. Stairs from the entrance hall lead to the landing with radiator, loft access hatch, and built in shelved airing cupboard housing the pressurised water cylinder. Bedroom one, a double, has a window to the rear and radiator. A door opens to the en-suite shower room with tiled shower cubicle, wash basin close coupled toilet and radiator. Bedroom two is a further double bedroom with window to front aspect and radiator. The third bedroom is a single, with window to rear and radiator. The family bathroom has a window to the front aspect and a suite comprising a panelled bath with mixer tap and shower attachment, close coupled toilet, wash basin and radiator.

OUTSIDE-The property is approached via a path that leads through the open garden to the front door. To the rear of the house is a hard landscaped garden with paved terrace and borders. The area is enclosed by panel fencing with gated access to the single garage en-bloc, which is located immediately to the rear of the garden, with parking in front.

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.

31 Warren Avenue, Saxmundham



Approximate Gross Internal Area = 83.4 sq m / 898 sq ft

LOCAL AUTHORITY

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

COUNCIL TAX BAND: = C

SERVICES:

We understand that mains water, electricity
and drainage are connected. Heating by gas
fired boiler.

TENURE: Freehold

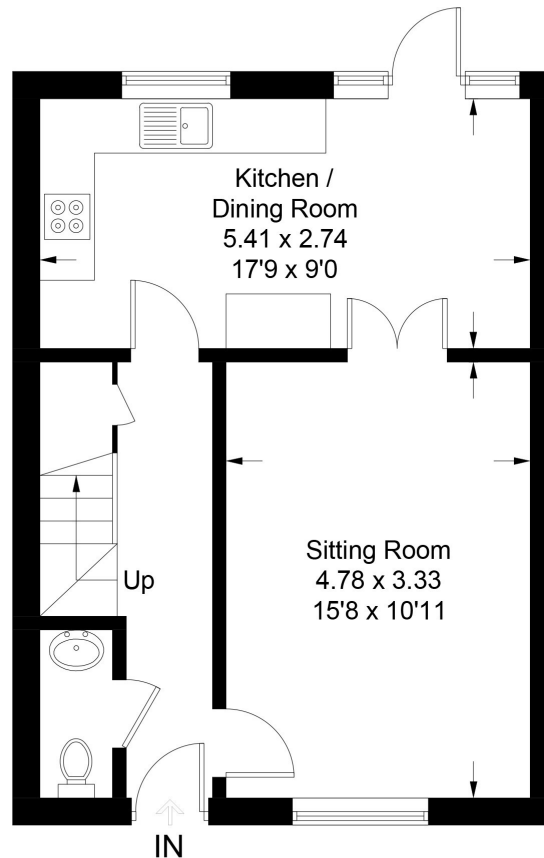
VIEWING

By appointment through Jennie Jones Estate
Agents:

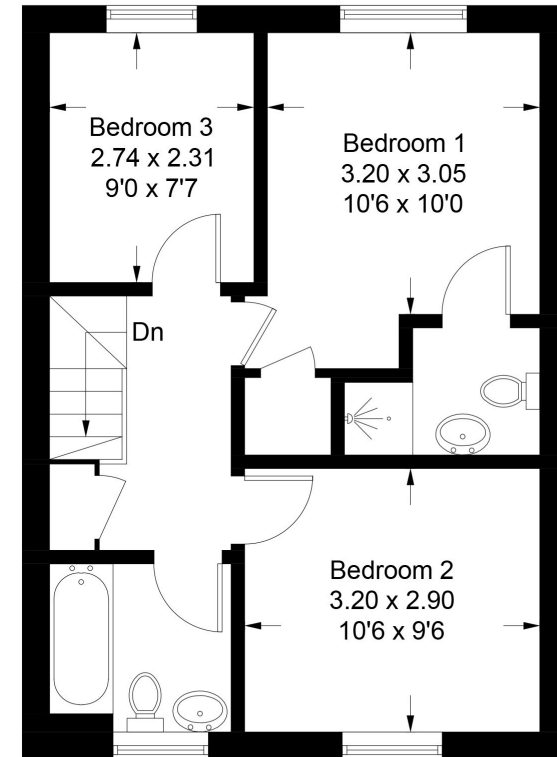
SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

EPC RATING: = C

AGENTS NOTE: Some of the furniture within
the property is available by separate
negotiation.



Ground Floor



First Floor

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Produced for Clarke and Simpson

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.









