

EST. 1993

JENNIE JONES

ESTATE AGENTS



ST.JOHN'S ROAD SAXMUNDHAM, SUFFOLK IP17 1BD

PRICE: £270,000 FREEHOLD

A charming terraced house with many characteristic features located in a sought after area of the market town of Saxmundham and being offered with no onward chain.

Entrance Hall; Sitting Room and Dining Room; Kitchen; Landing; Three Bedrooms; Bathroom; Gardens; Outhouse and Outside WC.

26 HIGH STREET SAXMUNDHAM, SUFFOLK IP17 1AB Tel: 01728 605511

THE PROPERTY: This excellent family house is located in the popular top end of St. Johns Road and has very recently undergone redecoration and the installation of a new combination gas fired boiler.

The property is notable for its particularly light and airy accommodation over two floors and it retains many characteristic features. Also of interest are that plans have been drawn up to extend the kitchen into the outhouse (subject to building regulations). Ready to move into, the property will be a comfortable home and earliest viewing is recommended.

Enter the property via the hallway which has a stripped floor, stairs to the first floor with understair cupboard. The sitting and dining rooms open into each other, again with stripped floors, both with fireplaces, picture rails and there is ceiling coving in the sitting room. Off the dining room is a very useful pantry/small storage room with window.

The kitchen has fitted floor units with working surface, a stainless steel sink with single drainer with a door to outside. On the first floor the landing gives separate access to all three bedrooms (two doubles and a single) and the bathroom has a panelled bath with overbath shower,

glazed shower screen, pedestal washbasin and WC. There is a large cupboard with studwork frame in the bathroom that could easily be removed to provide space for a separate shower if required. There is a small garden at the front of the property and behind the large rear garden is laid to lawn. Attached to the back wall of the kitchen is an outhouse and attached to this is an outside WC.

LOCATION: Saxmundham offers an excellent range of local amenities including a Waitrose and Tesco supermarket, a Primary School and recently opened Free School. There is a vibrant High Street and a Wednesday market together with art galleries, pubs and restaurants. The attractions of the Suffolk Heritage Coast lie within convenient reach by car and include the world famous Snape Maltings Concert Hall which is home to the internationally renowned Aldeburgh Festival. The seaside towns of Aldeburgh and Southwold lie within convenient reach by car and other attractions include nature reserves at Minsmere, Havergate Island and Shingle Street, ancient castles at Framlingham and Orford and golf courses at Aldeburgh, Thorpeness, Halesworth and Hinton. The railway station at Saxmundham provides a regular service to London (Liverpool Street) via Ipswich..

TENURE: Freehold.

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

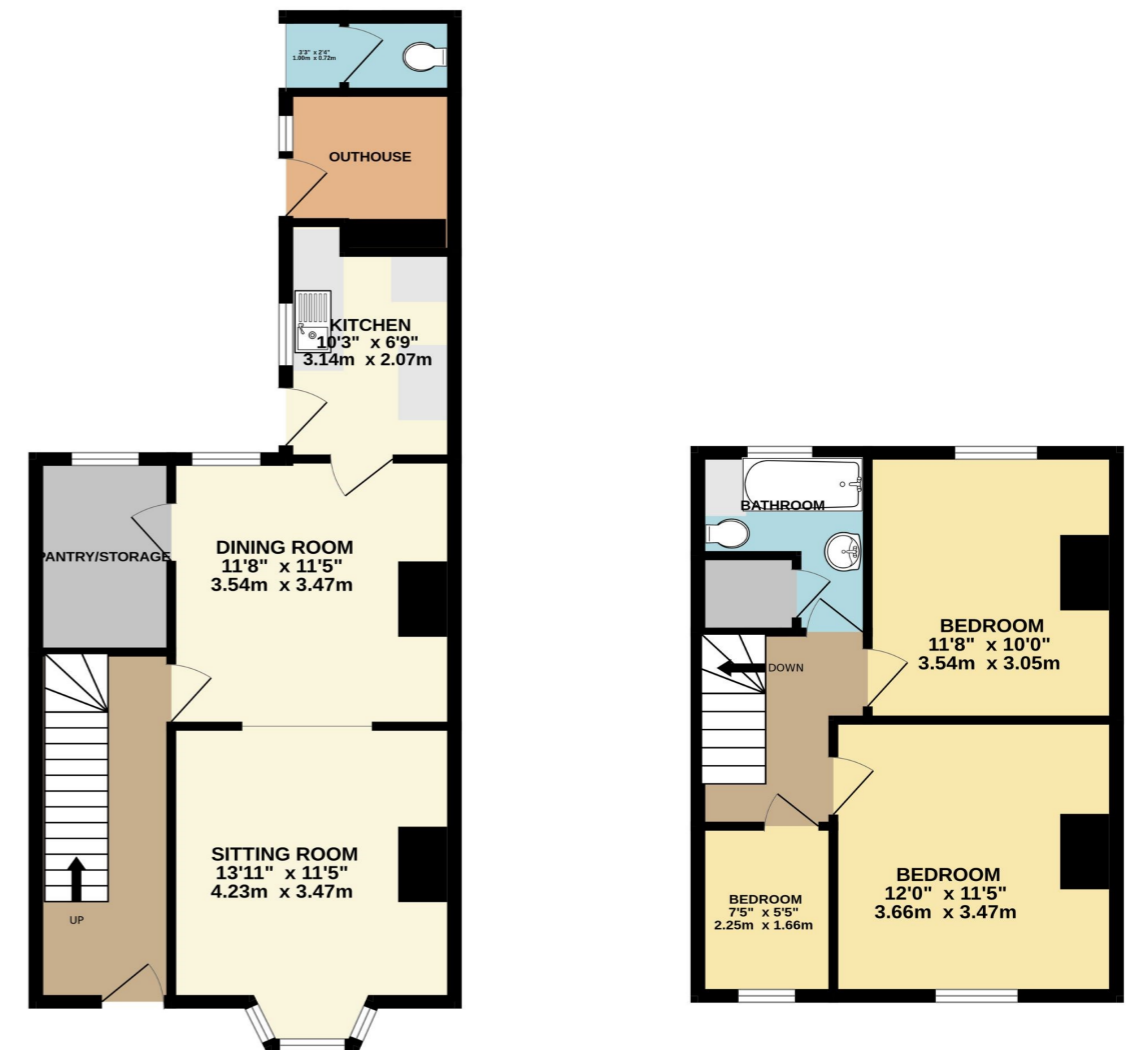
COUNCIL TAX BAND: = B

SERVICES; Mains electricity, gas, water and drainage are available to the property. Heating is provided by a gas fired combi boiler located in the pantry with radiators throughout the property..

VIEWING: By appointment through Jennie Jones Estate Agents. Tel: 01728 605511.

email: saxmundham@jennie-jones.com

EPC RATING = D



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.