

EST.  1993

JENNIE JONES

ESTATE AGENTS



**22 Fairfield Road, Saxmundham, Suffolk IP17 1BA**

**To Let : £975 PCM Part Furnished**

## **SUMMARY OF THE ACCOMMODATION**

Sitting room: Kitchen/Dining room: Bathroom: Landing: 2 Bedrooms: Cloakroom; Gardens

A pretty two bedroom terraced Victorian cottage, which is situated at the heart of Saxmundham, close to the High Street and railway station and within walking distance of the town centre amenities. The property which is being offered part furnished, has undergone an extensive and thorough programme of refurbishment in recent years and is beautifully presented with light and airy accommodation and the benefits of full gas central heating and double glazing. On the ground floor the sitting room has a stripped floor and fireplace and behind this the open plan kitchen dining room has a contemporary feel with a range of floor cupboards with natural timber worksurface, china sink and a built in oven and hob. From this area the bathroom is accessed with a 3 piece suite with roll topped bath with overbath shower and shower screen. On the first floor is a double and single bedroom along with an extremely useful cloakroom. Behind the property is a pretty rear garden with summerhouse and accessed from out side only a utility/storage room.

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..

**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**

Mains electricity, drainage and water.

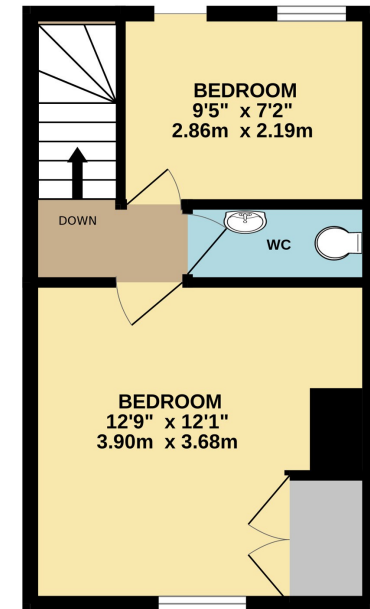
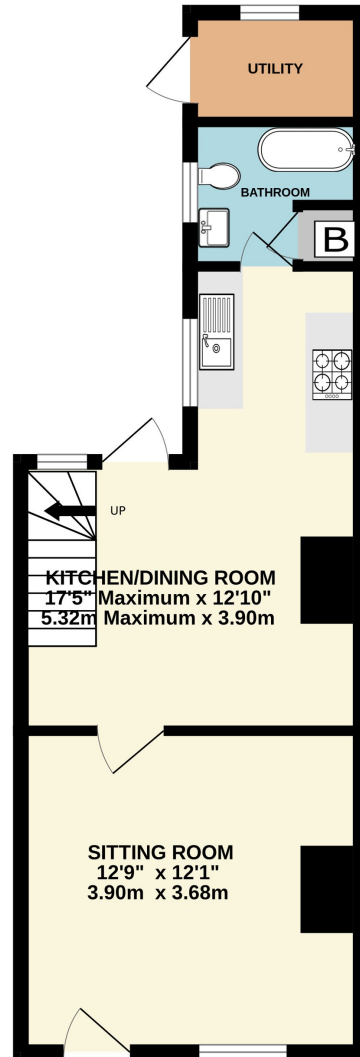
**VIEWING**

By appointment through Jennie Jones Estate Agents:  
**SAXMUNDHAM** (01728) 605511.  
email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING = E**

**DEPOSIT REQUIRED = £975**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Items depicted in the photographs are not included with the property unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by a prospective tenant. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.



SAXMUNDHAM  
T: 01728 605511

[www.jennie-jones.com](http://www.jennie-jones.com)