



Saxmundham, Suffolk

Guide Price £220,000

- Cottage
- Pretty Garden
- Grade II Listed
- Three Bedrooms
- Close to Local Amenities
- EPC - exempt
- Two Reception Rooms
- Walking distance to Train Station

Chantry Road, Saxmundham

Thrift Cottage is a delightful town centre Grade II Listed cottage available located within walking distance to train station, Waitrose and Costa Coffee.



Council Tax Band:



DESCRIPTION

Thrift Cottage is a delightful town centre cottage available located within walking distance to train station, Waitrose and Costa Coffee. This quirky property set over three floors offers a lounge, separate dining room, kitchen, three bedrooms and a bathroom. Externally, the property benefits a good size private enclosed garden. Thrift Cottage is currently being used by its owners for weekend getaways and also doubles up as a successful Airbnb but would also suit a family. Early viewing is advised.

LOCATION

The market town of Saxmundham lies just off the A12 with a good range of traditional shops in its High Street centre, with further amenities within the town including both primary and free schools, library, doctors and dentist's surgeries, Waitrose and Tesco supermarkets. The local railway station which lies just west of the town centre, gives hourly services to Ipswich, which has regular services to London Liverpool St.

ACCOMMODATION

Hardwood door to:

LOUNGE

Sealed unit double glazed window to front aspect, fireplace surround with wall mounted gas fire. Bookcase built into alcove with cupboards under. Stairs to first floor, exposed beam, radiator, step up to:

DINING ROOM

Sealed unit double glazed window to rear aspect, laminate wood flooring, radiator. Door to:

REFITTED KITCHEN

Hardwood multi-pane door to side aspect leading to garden, feature box window to side. Base and wall mounted units, one and a half stainless steel sink and drainer unit, plumbing for automatic washing machine.

FIRST FLOOR

BEDROOM

Sealed unit double glazed window to front aspect, fitted wardrobes to two walls. Door to:

BEDROOM

Sealed unit double glazed window to rear aspect, radiator door to:

BATHROOM

Window to rear aspect, three piece suite comprising low-level WC, pedestal wash hand basin, bath with shower over.

SECOND FLOOR

BEDROOM

Access to loft and eaves storage, sealed unit double glazed window to front aspect, radiator.

OUTSIDE

Hard standing path leading to rear garden which is laid to lawn with mature tree and shrub borders and garden shed.

TENURE

Freehold.

OUTGOINGS

Council Tax band currently deleted. Details can be obtained from the East Suffolk Council.

VIEWING

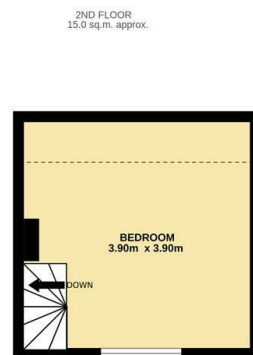
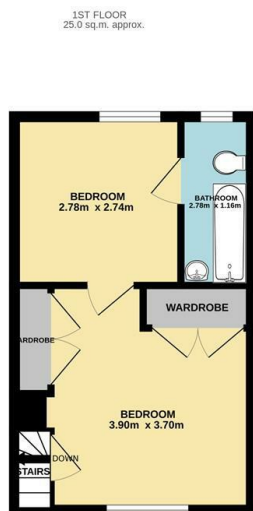
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20288/RDB.

FIXTURES & FITTINGS

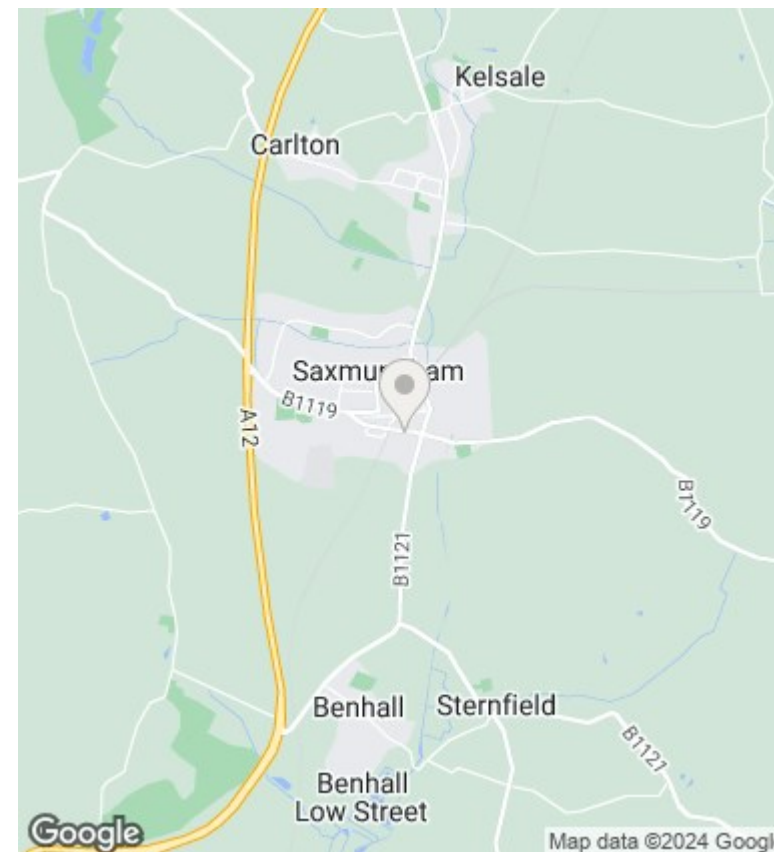
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TOTAL FLOOR AREA : 69.3 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com