



## Yoxford, Suffolk

Guide Price £149,000

- No Onward Chain
- Kitchen / Diner
- Village centre
- EPC - D
- Communal Garden
- Shower Room
- Share of Freehold
- Large Double Bedroom
- Gas Central Heating
- 958 Years Remaining on Lease

# High Street, Yoxford

Spacious and light ground floor apartment. Ideal for first time buyer; downsizing retirement or holiday home.

Often referred to as "The Garden of Suffolk" the pretty village of Yoxford lies just off the A12 Great Yarmouth to London Road and was in the 19th Century a coaching post on the London turnpike. Today Yoxford is a much sought after and well served typically Suffolk village centring around its fine parish church of St Peters with its grand tower and spire. The village has the old established Horner's grocer, public houses, restaurants, antique shops, doctors surgery and school and is well served by public transport. The nearby railway halt at Darsham lying on the East Suffolk line gives regular services to Ipswich and London Liverpool Street.



Council Tax Band: A



## DESCRIPTION

Located within the village conservation area this remarkably spacious ground floor apartment occupies half of the ground floor of an imposing building. Entering the communal entrance hall shared with the apartment above leads to entrance hall, large double bedroom overlooking the High Street, fitted kitchen/dining room, shower room, and at the rear is the sitting room with open fire and access to the rear communal garden. The property has gas central heating. Double glazing to the front and rear.

## ACCOMMODATION

### COMMUNAL ENTRANCE HALL

Entrance door to:

### ENTRANCE HALL

### BEDROOM

Cupboard housing gas central heating boiler. Two double glazed windows to front.

### KITCHEN/DINING ROOM

Range of base and wall cupboards, work surfaces with double sink unit and tiled surrounds. Plumbing for washing machine. Window to side.

### SHOWER ROOM

Tiled shower cubicle, hand basin and W.C, window to side.

### SITTING ROOM

Brick open fireplace, double glazed window, double glazed opening to the courtyard to the rear.

## COMMUNAL GARDEN

Access from the sitting room and via a side passage, an L-shape communal garden with brick store.

## TENURE

Leasehold. 958 years remaining. Share of freehold.

## OUTGOINGS

Council Tax Band currently A. 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](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20300/RDB.

## FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.



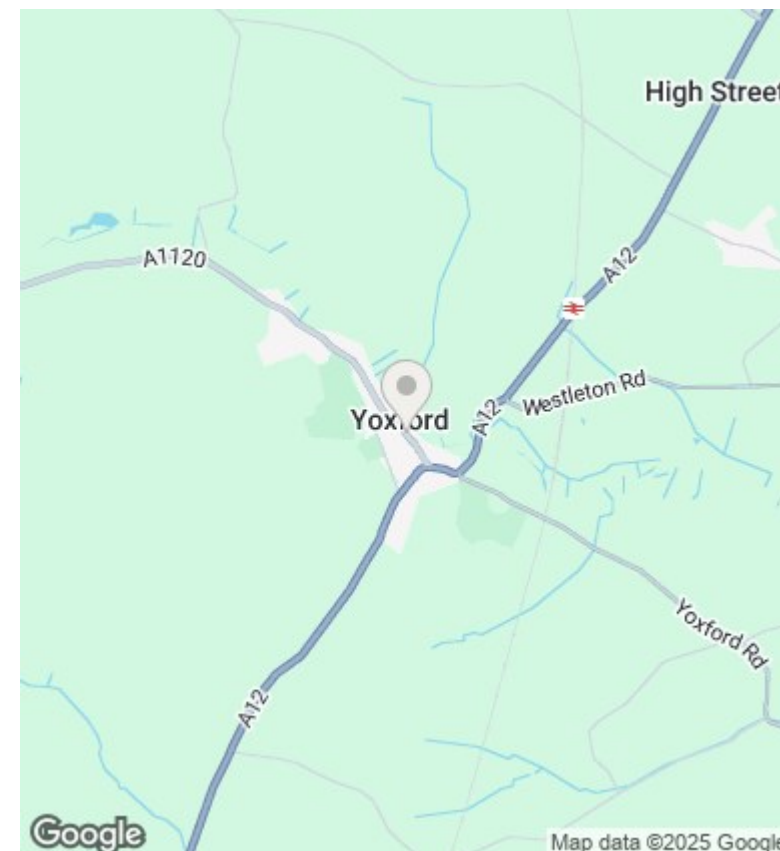








TOTAL FLOOR AREA : 76.3 sq.m. approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative 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 is given as to their operability or efficiency can be given.  
Made with Netplan 12/2023

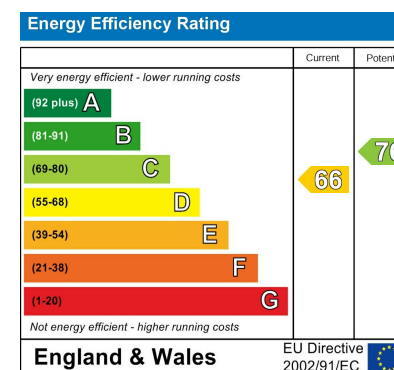


## Conveyancing, Surveys & Financial Services

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](http://www.epcregister.com)