



## Saxmundham, Suffolk

Guide Price £180,000

- No Onward Chain
- Garden & Garage
- Close to Town Centre
- Electric Heating
- Two Bedrooms
- EPC - D
- Conservatory
- Peaceful Location



# Henley Close, Saxmundham

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 dentists 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.



Council Tax Band: C



## DESCRIPTION

An excellent opportunity to acquire a well planned, purpose built, semi-detached retirement bungalow in the popular Henley Close area on Brook Farm Estate, offering independent living for the over 55's. Heating via electric radiators and storage heating. The enclosed garden is accessed via the sitting room and conservatory. The property also has an en-block garage.

## ACCOMMODATION

### ENTRANCE HALL

Opening to:

### SITTING/DINING ROOM

Bay window and sliding patio doors opening to:

### CONSERVATORY

Timber framed and double glazed with door to garden.

### KITCHEN

Window to side, range of fitted wall and base units. One and a half bowl single drainer sink unit with mixer tap. Fitted electric oven and hob with cooker hood over, tiled splashbacks to roll top work surfaces. Plumbing for washing machine

### INNER HALL

Airing cupboard with pre-lagged water cylinder and shelving. Further built-in cupboard.

### BEDROOM

Window to rear. Built-in wardrobe.

### BATHROOM

Suite comprising panel bath with mixer tap/shower over, hand basin, W.C. Wall tiling. Wall mounted electric fan heater.

## BEDROOM 2

Window to side. Fitted wardrobe.

## OUTSIDE

There is an open plan garden to front with pathway leading to the entrance door, a small area of garden to the side with pathway and hand gate open to the rear garden, enclosed and mainly laid to lawn with borders, shrubs and garden shed.

## TENURE

Leasehold approximately 64 years remaining.

Ground rent currently £102 pa.

Service charge currently £3,309.22p pa.

## OUTGOINGS

Council Tax currently Band C. 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: 20377/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.

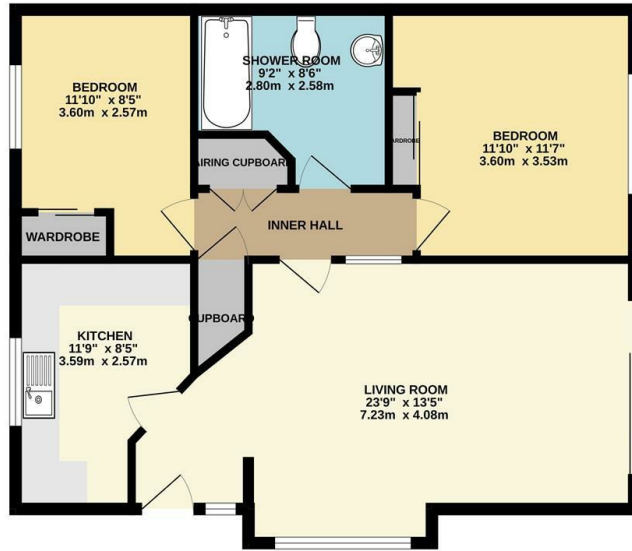




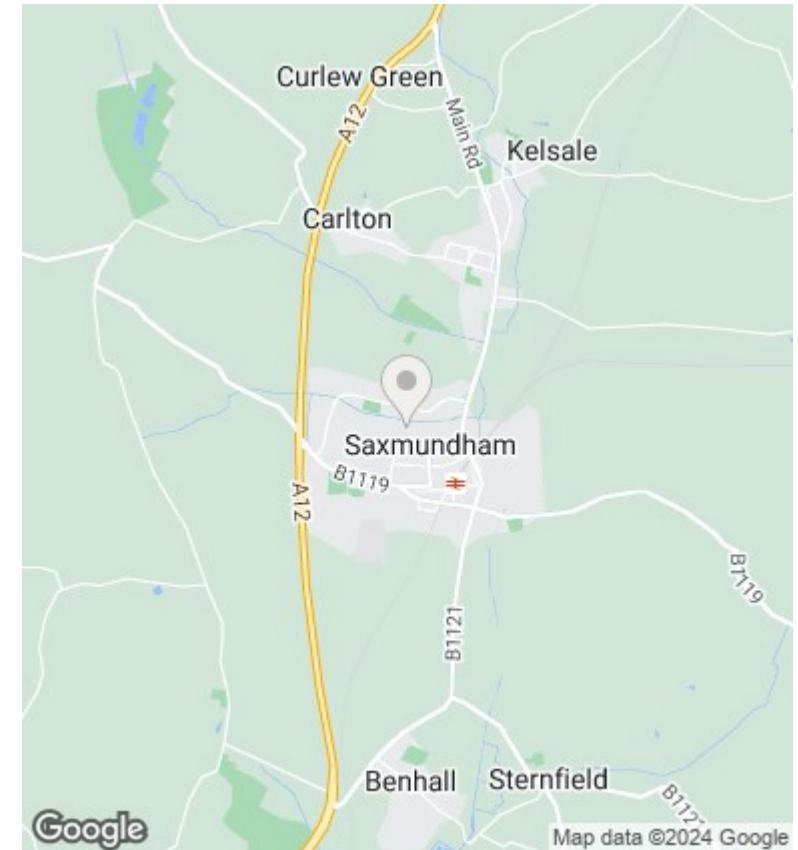




GROUND FLOOR  
701 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. See also: BS5385:2002



### 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### 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)