



Saxmundham, Suffolk

Offers Over £190,000

- No Onward Chain
- Quiet Cul De Sac Location
- Spacious Sitting / Dining Room
- EPC - D
- Over 55's Retirement Community
- Two Double Bedrooms
- Driveway & Garage
- Detached Bungalow
- Fitted Kitchen
- Garden

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: B



DESCRIPTION

An excellent opportunity to acquire a well planned, purpose built, detached retirement bungalow, located in the popular Henley Close area on the Brook Farm Estate. Situated in a quiet cul de sac, the property offers independent living for the over 55's, with heating via electric radiators and storage heating as well as an enclosed garden with access via the sitting room, which leads to a driveway and garage.

ACCOMMODATION

ENTRANCE HALL

Opening to:

SITTING/DINING ROOM

Bay window and sliding patio doors opening to the 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 over looking the garden. Mirror fronted fitted wardrobe.

BEDROOM

Window to side, mirror fronted fitted wardrobe.

BATHROOM

Designed for a person with limited mobility having wide shower, high level W.C and hand basin

TENURE

Leasehold, awaiting details of lease and service charge.

OUTGOINGS

Council Tax band currently C

SERVICES

Mains electricity, water and drainage.

VIEWING ARRANGEMENTS

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: 20437/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.





