



Saxmundham, Suffolk

Guide Price £155,000

- Over 55's development
- Living room
- Electric heating
- EPC - D
- No onward chain
- Conservatory
- Hard landscaped garden
- Fitted kitchen
- Double glazing
- Garage

Henley Close, Saxmundham

Offered for sale with no onward chain, a mid terrace two bedroom terrace house for the over 55's. 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, MODERN MID-TERRACE HOUSE in the popular Henley Close area on Brook Farm Estate, offering independent living for the over 55's. Double glazed and with heating via electric radiators and storage heating. The enclosed garden is accessed via the sitting room and conservatory. The recently redecorated property features entrance hall with staircase and Stannah stair lift. fitted kitchen, living room and conservatory opening to the hard landscaped garden/ On the first floor there are two bedrooms and a bathroom. En Block garage.

ACCOMMODATION

Storm porch and entrance door to the hallway with staircase to first floor and Stannah stair lift.

ENTRANCE HALL

Storm porch with entrance door. Staircase with Stannah stairlift.

KITCHEN

Window to front. Fitted with range of base and wall cupboards, work surfaces and single drainer sink unit. tile surrounds, plumbing for washing machine and fitted electric oven and hob.

CLOAKROOM

Suite comprising hand basin and W.C.

LIVING ROOM

Patio doors open to:

CONSERVATORY

Opening to the garden

FIRST FLOOR

LANDING

Built in airing cupboard

BEDROOM

Window over looking rear garden. Mirror fronted wardrobe.

BEDROOM

Built in cupboard. Window to front.

BATHROOM

Suite comprising panel bath with mixer tap and shower over. hand basin and W.C. Tiled surrounds, roof light.

TENURE

Leasehold, approximately 63 years remaining.

OUTGOINGS

Council Tax Band currently C. Annual service charges currently £3,276.96. Annual ground rent currently £102.28

SERVICES

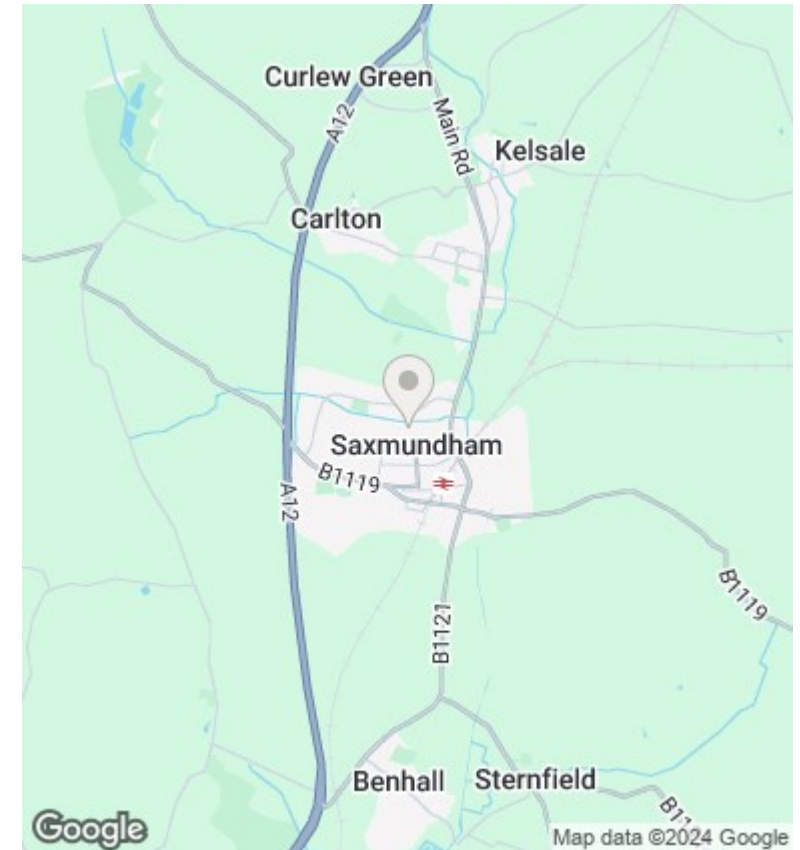
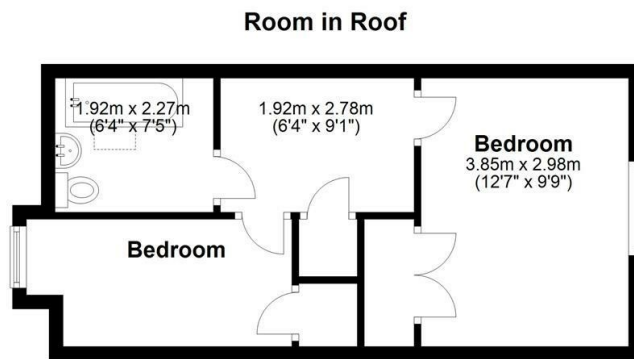
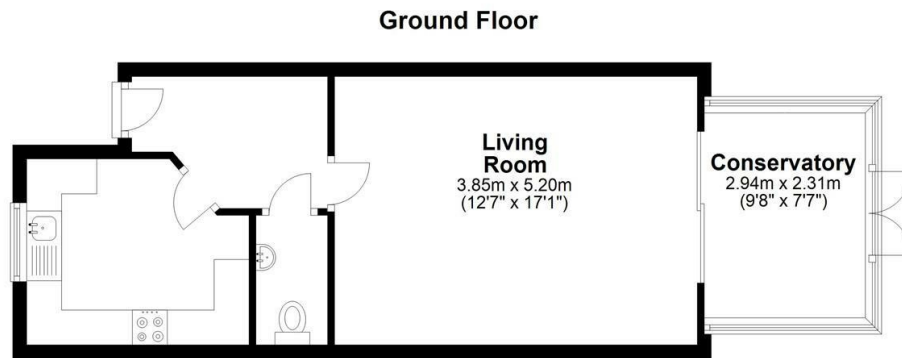
Mains electricity, water and drainage.

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: 20449/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.



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.

Fixtures & Fittings

No fixtures, fittings 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		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

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.

Viewings

Viewings by arrangement only. Call 01728 633777 to make an appointment.