



Saxmundham, Suffolk

Guide Price £270,000

- No onward chain
- Parking & garage
- Fitted Kitchen
- Gas central heating
- Cul de sac location
- EPC - C
- Double glazing
- Enclosed garden

Collins Close, Saxmundham

Well presented modern semi detached family home in a cul de sac location on the ever popular Brook Farm development. The accommodation with double glazing and gas central heating features entrance hall, cloakroom, fitted kitchen and spacious living room with patio doors opening onto the garden. On the first floor there are three bedrooms, one having fitted bedroom furniture and the bathroom completes the accommodation. Outside, to the front is a lawn garden with hedgerow boundary and to the rear a lawn garden is enclosed by panel fencing with hand gate opening to the driveway providing off road parking for one car and access to the garage which has electric supply.



Council Tax Band: B



ACCOMMODATION

ENTRANCE HALL

Laminate flooring. Staircase to first floor. Cloaks storage cupboard.

CLOAKROOM

Suite comprising hand basin with tiled surround and storage cupboard below, W.C suite. Opaque window to the side.

KITCHEN

Range of fitted base and wall cupboards, work surfaces and tiled surrounds, single drainer stainless steel sink unit. Plumbing for washing machine. Fitted electric oven and gas hob with cooker hood over. Window over looking front garden. Gas central heating boiler.

LIVING ROOM

Understairs storage cupboard. Window and patio doors opening to a paved patio and the garden.

FIRST FLOOR

LANDING

Window to side elevation. Built in airing cupboard.

BEDROOM

Window to front elevation.

BEDROOM

Window to rear elevation. Fitted bedroom furniture.

BEDROOM

Window to rear elevation.

BATHROOM

White suite comprising panel bath with mixer tap/shower attachment, hand basin and W.C. tiled surrounds. Opaque window.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently B

SERVICES

Mains gas, electricity, water and drainage.

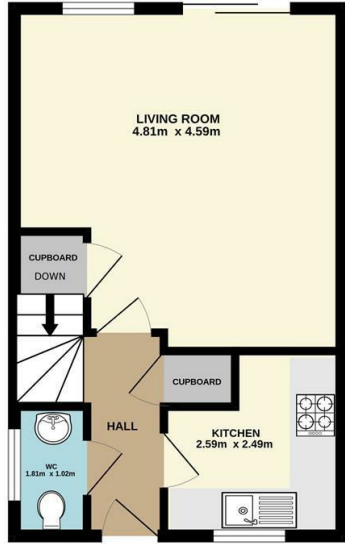
VIEWING ARRANGEMENTS

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: 20456/RDB.

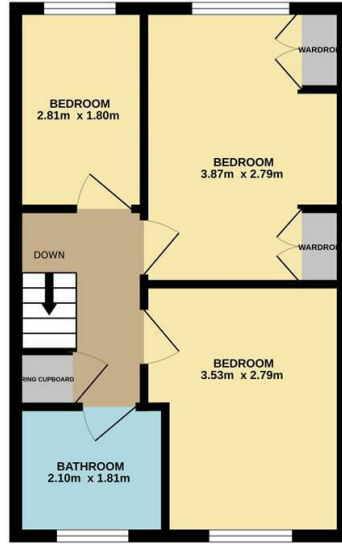
FIXTURES AND FITTINGS

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GROUND FLOOR
34.0 sq.m. approx.

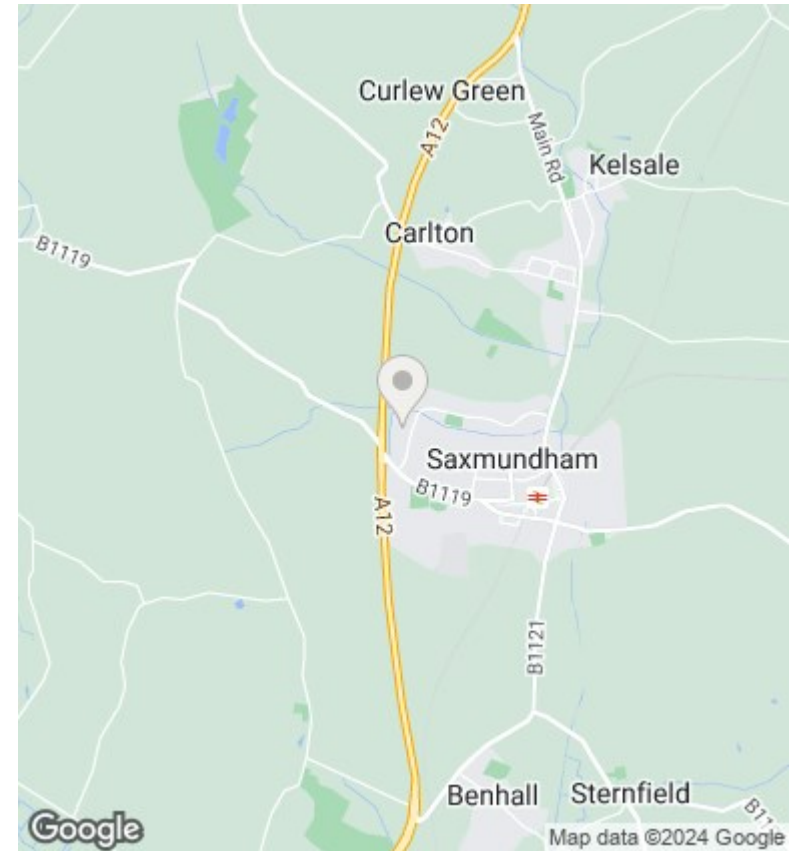


1ST FLOOR
34.0 sq.m. approx.



TOTAL FLOOR AREA: 68.0 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.