



## Saxmundham, Suffolk

Guide Price £275,000

- No Onward Chain
- Wood Burner
- Sitting / Dining Room
- Off Road Parking
- Part Walled Garden
- Kitchen / Breakfast Room
- Gas Central Heating
- Four Bedrooms
- EPC - D

# South Entrance, Saxmundham

A spacious end of terrace family house situated a few paces from the town centre. 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, dentists, surgeries, and 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

A spacious end of terrace family home situated in the town centre. The accommodation equipped with gas central heating features; entrance hall, cloakroom, lobby with staircase opening to a large double aspect sitting/dining room with high ceilings, wood burning stove and French doors opening to the part wall garden with a wisteria covered pergola. On the first floor, the landing leads to the four well proportioned bedrooms with ample wardrobe storage. The bathroom completes the accommodation.

## ACCOMMODATION

### ENTRANCE HALL

### CLOAKROOM

Suite comprising hand basin and W.C. Tiled floor. Window to front elevation. Hardwood work top with circular sink, plumbing for washing machine below. Water softener.

### SITTING/DINING ROOM

Window to front elevation. French doors open to the rear garden. Wood burning stove.

### KITCHEN/BREAKFAST ROOM

Range of fitted base and wall cupboards and shelves, hardwood work tops with composite sink unit and separate hard water tap. Concealed dishwasher. Window and glazed door to the rear garden.

### FIRST FLOOR

### LANDING

Access to roof void via extending loft ladder.

## BEDROOM

Windows to side and rear elevations. Built in cupboards, one housing gas central heating boiler.

## BEDROOM

Windows to front and side elevations. Built in cupboards.

## BEDROOM

Window to front elevation. Built in cupboards.

## BEDROOM

Windows to rear elevation. Built in cupboards.

## BATHROOM

Suite comprising P-shape panel bath/shower. Hand basin and W.C

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently C

## SERVICES

Mains gas, electricity, water and drainage.

## VIEWING ARRANGEMENT

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: 20523/RDB.

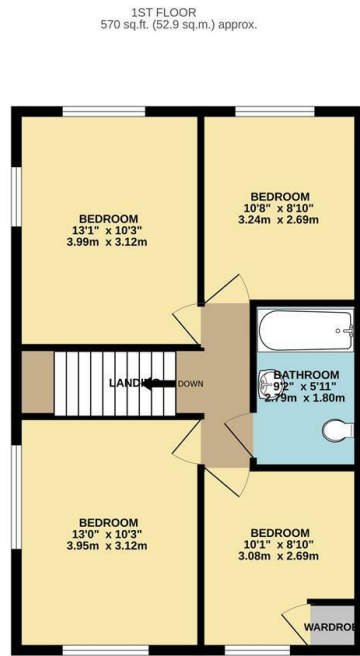
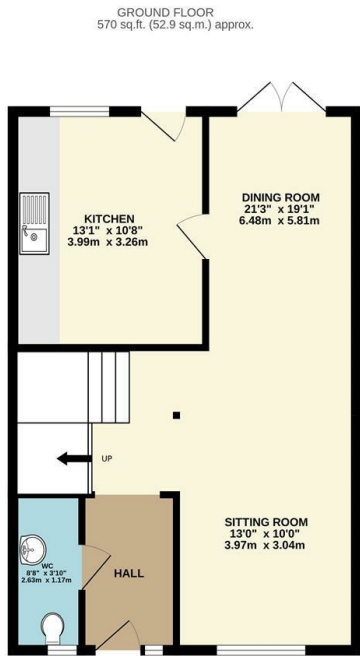
## FIXTURES & FITTINGS

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

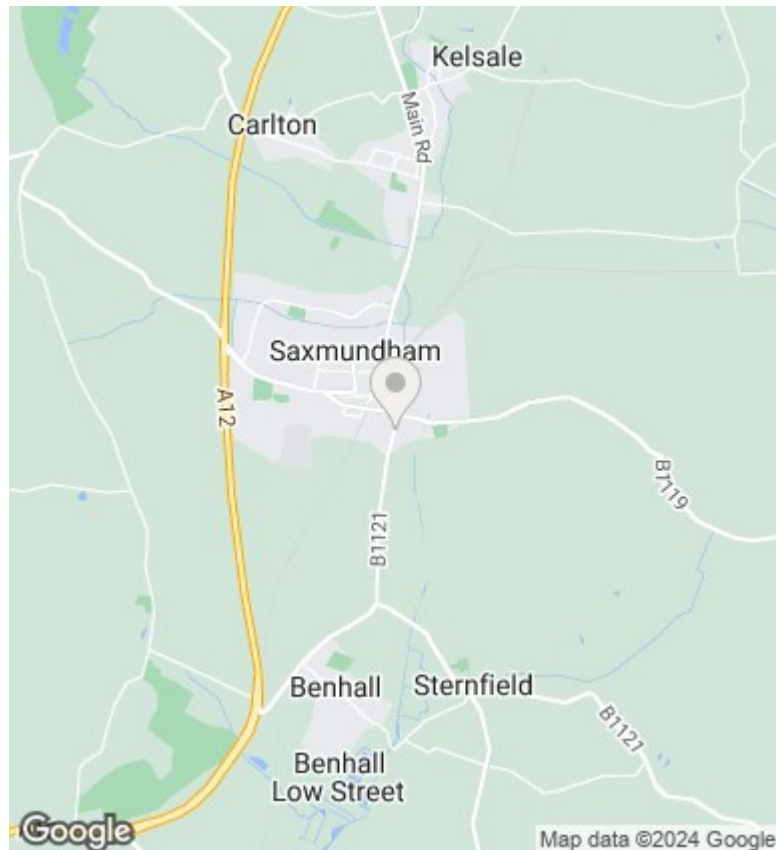
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TOTAL FLOOR AREA: 1140 sq.ft. (105.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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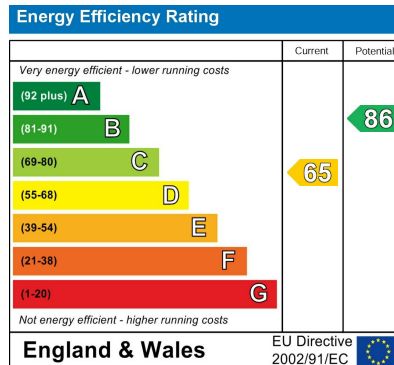


**Conveyancing, Surveys & Financial Services**

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.

**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)