



## Saxmundham, Suffolk

Guide Price £425,000

- Town Centre Location
- Open Plan Living Accommodation
- Studio / Home Office
- Gas Central Heating
- Two Double bedrooms
- Cart Lodge
- Double Glazing
- Private Garden
- EPC - B

# Chapel Road, Saxmundham

A unique and stylish detached bungalow situated in the heart of Saxmundham close to the railway station and High Street. 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 Street.



Council Tax Band: D



## DESCRIPTION

An individual detached bungalow situated along a private shared driveway in the excellent town centre position. The driveway leads to a parking area and carport with store room. The stylish accommodation features gas central heating and double glazing with entrance hall, cloakroom, two well proportioned bedrooms and shower room. The large open plan living room and fitted kitchen features a vaulted ceiling with glass gable wall and French doors opening to a delightful secluded garden. A staircase rises to a loft roof, an ideal study or hobby room. To the rear the private, well established garden with raised deck and a large modern studio/home office building.

## ACCOMMODATION

### ENTRANCE HALL

Windows to front elevation.

### CLOAKROOM

Suite comprising hand basin and W.C.

### OPEN PLAN LIVING ROOM & KITCHEN

Fitted with a range of base and wall cupboards, work surfaces and sink unit. Fitted electric double oven and hob with cooker hood over. Integrated washing machine. Windows to front and side.

Large living room with vaulted ceiling and splendid gable window. French doors open to the garden. Staircase rises to:

### LOFT ROOM

Windows and roof light.

### BEDROOM

Window overlooking the garden.

## BEDROOM

Window overlooking the garden.

## SHOWER ROOM

Suite comprising large shower, hand basin and W.C. Window to rear.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently D.

## SERVICES

Mains gas, electricity, water and drainage

## VIEWING ARRANGEMENT

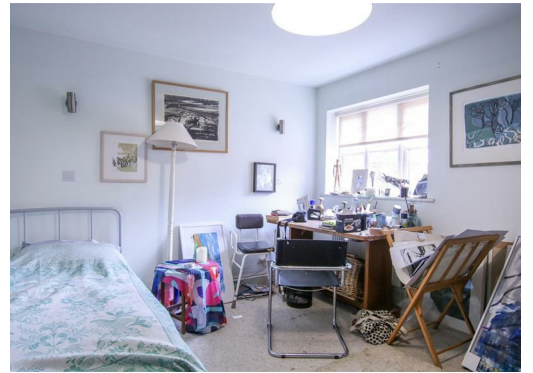
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20557/RDB.

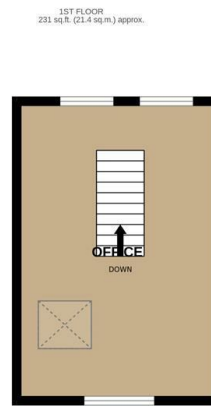
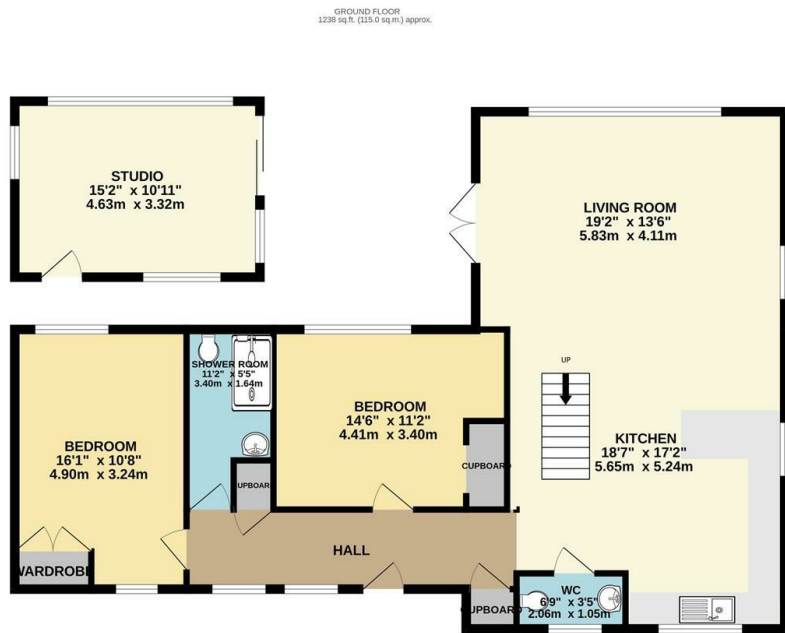
## FIXTURES & FITTINGS

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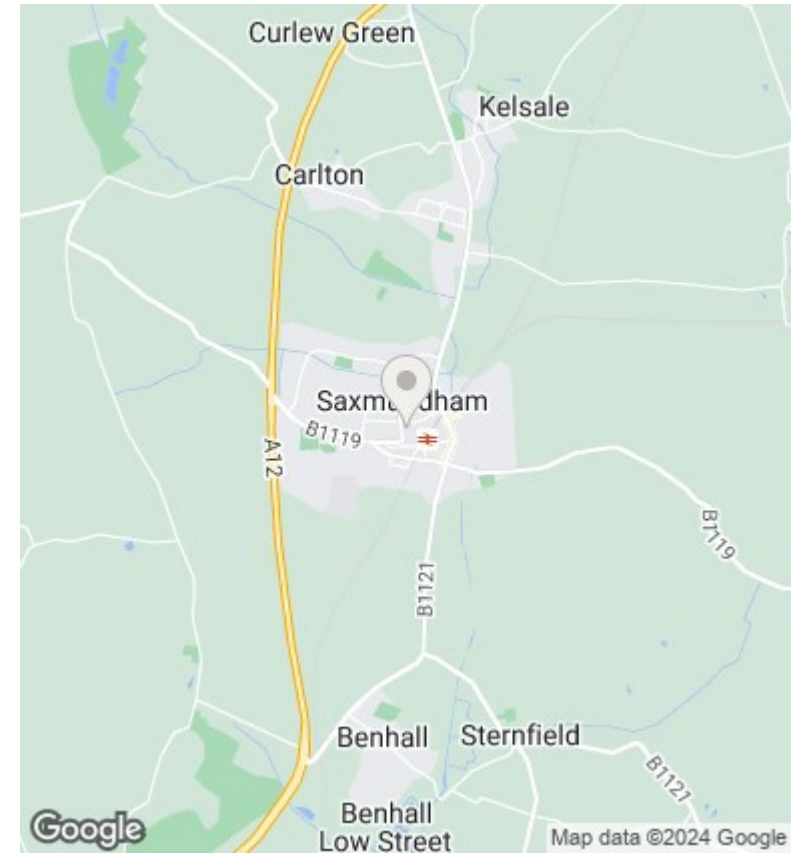
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TOTAL FLOOR AREA : 1469 sq.ft. (136.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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)