



Saxmundham, Suffolk

Offers In The Region Of £325,000

- Three Bedrooms
- Garage & Driveway
- Double Glazing
- No Onward Chain
- Three Reception Rooms
- Pv Solar Panels
- Courtyard Garden
- Conservatory & Sun Room
- EPC - D

Rendham Road, Saxmundham

Offered as NO ONWARD CHAIN is this spacious three bedroom detached bungalow located in the market town of Saxmundham. 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: C



DESCRIPTION

Offered as NO ONWARD CHAIN is this spacious three-bedroom detached bungalow situated in the local market town of Saxmundham. The accommodation with gas fired central heating, double glazing, PV solar panels, features three well proportioned bedrooms all fit with built in wardrobe space and a four-piece suite bathroom. Entry is gained via the entrance hall leading through to the modern fitted kitchen, dining room and sitting room. The sun room and conservatory allow natural light and lead out to the low maintenance rear garden through French doors. To the front of the property is a wide concrete driveway providing space for off road parking as well as leading to the garage with an electric up and over door.

ACCOMMODATION

ENTRANCE HALL

Side entrance lobby with front and rear entrance door leading to:

KITCHEN

Fitted with wall and base Shaker style units with marble effect worktops; inset sink and drainer; integrated fridge/freezer, dishwasher and washing machine; fitted electric double oven; electric hob with extractor hood over; water softener; double glazed window to side aspect.

DINING ROOM

Dual aspect double glazed window to rear and side. Electric fire and airing cupboard. Door leading to living room and hallway.

SITTING ROOM

Two double glazed windows to the front aspect, electric fire.

HALLWAY

Doors leading to:

SUN ROOM

Double glazed French doors opening to:

CONSERVATORY

Double glazed conservatory with French doors opening to rear garden.

BEDROOM ONE

Double glazed window to front aspect overlooking front garden with built in wardrobe.

BEDROOM TWO

Double glazed window to front aspect overlooking the front garden with built in wardrobe.

BEDROOM THREE

Double glazed window to rear aspect overlooking the rear garden with built in wardrobe.

BATHROOM

Four piece suite comprising panel bath, pedestal handbasin, corner shower cubicle, W.C, heated towel rail, floor and wall tiling. Opaque double glazed window.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently C.

SERVICES

Mains gas, water, electricity 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: 20583/RDB.

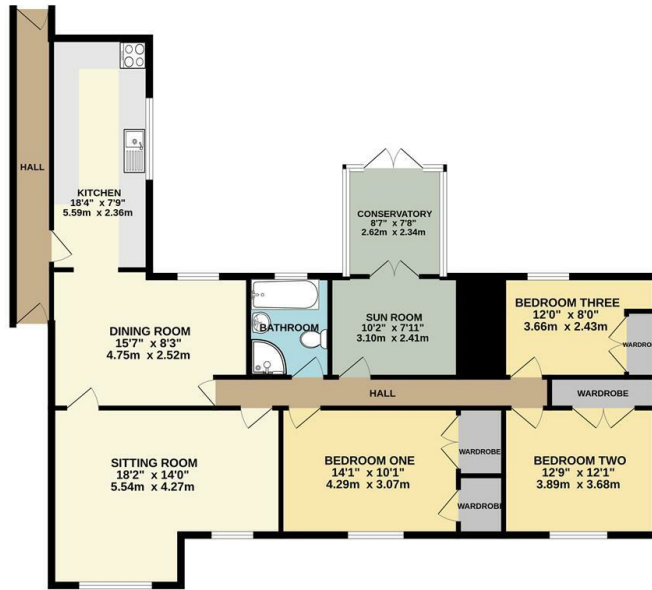
FIXTURES & FITTINGS

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.





GROUND FLOOR
1282 sq.ft. (119.1 sq.m.) approx.



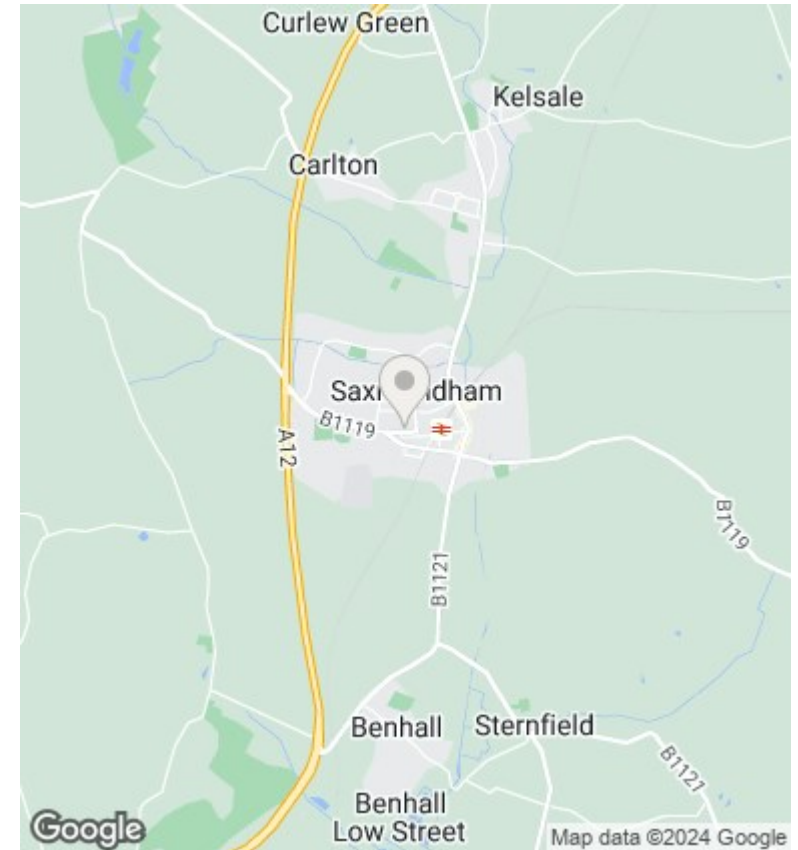
TOTAL FLOOR AREA: 1282 sq.ft. (119.1 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan provided here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for 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 can be given regarding their operation or condition.
Made with RoomSketcher

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(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