



Saxmundham, Suffolk

Guide Price £275,000

- Three Bedrooms
- Wealth of Charm & Character
- Store & Outside W.C.
- Grade II Listed
- Wood Burner
- Walking Distance to Local Amenities
- Kitchen / Garden
- Exposed Timbers

South Entrance, Saxmundham

Introducing this characterful three bedroom Grade II Listed cottage, situated within the popular market town of Saxmundham. Lying just off the A12, Saxmundham offers 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: B



DESCRIPTION

Forming the south end of Monks Cottages, a row of three Grade II Listed cottages situated within the popular town of Saxmundham. No. 3 is a timber framed cottage with rendered elevations below a steeply pitched, plain tile covered roof. The accommodation retains great charm and character featuring a wealth of exposed timbers, inglenook fireplace with wood burner, two reception rooms, a small cellar beneath the sitting room, kitchen/breakfast room with stable door opening to a delightful walled kitchen garden with storeroom and WC. The first floor accommodation is accessed via two winder staircases leading to two landings with access to the two first floor bedrooms, bathroom and further winder staircase leading to the attic bedroom.

ACCOMMODATION

DINING ROOM

Window to front elevation. Exposed ceiling timbers and floor pampments. Latch door to:

SITTING ROOM

Brick inglenook fireplace with timber bressummer and wood burning stove. floor pampments and wood burning stove. Exposed wall and ceiling timbers. Window to front elevation. Enclosed staircase to first floor front landing. Small cellar located underneath the sitting room.

KITCHEN / BREAKFAST ROOM

Windows and stable door opening to the garden. Enclose staircase rising to the rear landing with storage cupboard below. Wooden work surface with sink unit and mixer tap. Plumbing for washing machine. Wall tiling and floor pampments.

FIRST FLOOR

REAR LANDING

BEDROOM

Fireplace with mantle and surround. Exposed wall and ceiling timbers, window to front elevation. Latch door to front landing.

BEDROOM

Window overlooking the garden. Cupboard housing gas central heating boiler.

BATHROOM

Suite comprising panel bath with shower over, hand basin and WC. Window to rear.

FRONT LANDING

Winder staircase rising to:

ATTIC BEDROOM

Exposed brick chimney breast and roof frame. Access to roof void. Window to rear.

TENURE

Freehold. A section of the adjoining property over fly's the dining room constituting a flying freehold.

OUTGOINGS

Council Tax Band currently B.

SERVICES

Mains electricity, water, gas and drainage.

VIEWING ARRANGEMENT

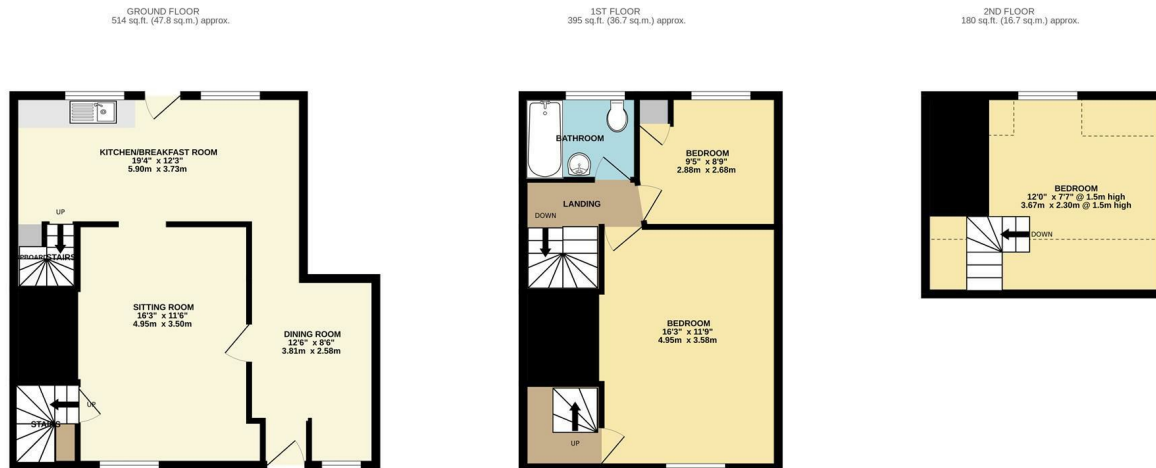
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20584/RDB.

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.

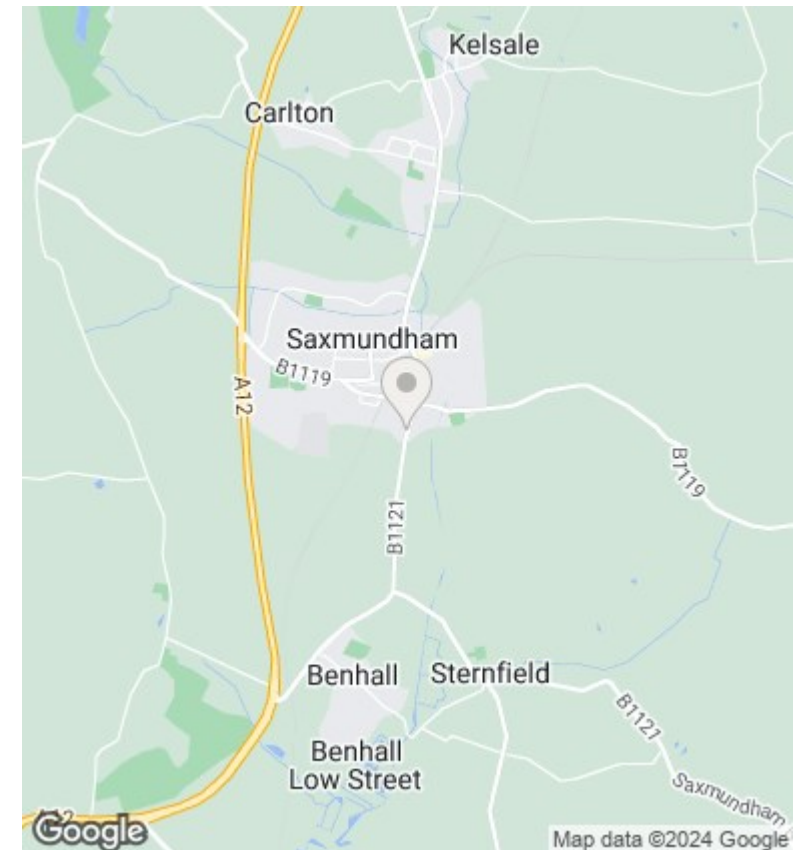






TOTAL FLOOR AREA : 1089 sq.ft. (101.2 sq.m.) approx.

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