



Saxmundham,

Guide Price £287,500

- Three Bedrooms
- Hard Landscaped Garden
- Fischer Electric Heating
- Close Primary School & Shops
- Fitted Kitchen
- Double Glazing
- Off Road Parking and Integral Garage
- Ensuite Shower Room
- EPC - Awaiting

Felsham Rise, Saxmundham

A spacious semi detached home situated on the ever popular Brook Farm estate within walking distance from the town centre and railway station. 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 and dentist's surgeries, 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

A spacious semi detached family house situated on the ever popular Brook Farm Estate close to the centre of Saxmundham and within walking distance from the High Street, supermarkets and railway station. Set back from the road with a tarmac driveway and block paved to either side to allow further parking, a side passageway leads to a paved rear garden with well stock borders and summer house. The accommodation with Modern Fischer electric heating and double glazing features; entrance lobby and hallway, cloakroom and fitted kitchen, and large L-shape sitting dining room. Patio doors open to the attractive hard landscaped rear garden. To the first floor, the property has three well proportioned bedrooms, the principal bedroom having built in wardrobes and ensuite shower room. A family bathroom completes the accommodation.

ACCOMMODATION

ENTRANCE PORCH

A glazed entrance porch with door to:

HALLWAY

Staircase to first floor with cupboard below.

KITCHEN

Fitted with a range of base and wall cupboards, work surfaces, tiled surrounds and single drainer sink unit. Fitted electric oven and hob. Plumbing for washing machine. Window overlooking the front garden.

CLOAKROOM

Suite comprising hand basin and W.C.

SITTING / DINING ROOM

Window and patio doors opening to the garden.

FIRST FLOOR

LANDING

Built in airing cupboard.

PRINCIPAL BEDROOM

Window overlooking the rear garden. Fitted wardrobes.

ENSUITE

Suite comprising shower cubicle, hand basin and W.C. Opaque window.

BEDROOM TWO

Window to front elevation.

BEDROOM THREE

Window to front elevation.

BATHROOM

Suite comprising panel bath, hand basin and W.C. Tiled surrounds and roof light.

OUTSIDE

Driveway providing off road parking and access to the integral garage. Entrance door, power points and lighting. Open plan block paved front garden. Hand gate opens to a passageway leading to the paved rear garden.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently C.

SERVICES

Mains gas, electricity, water & drainage.

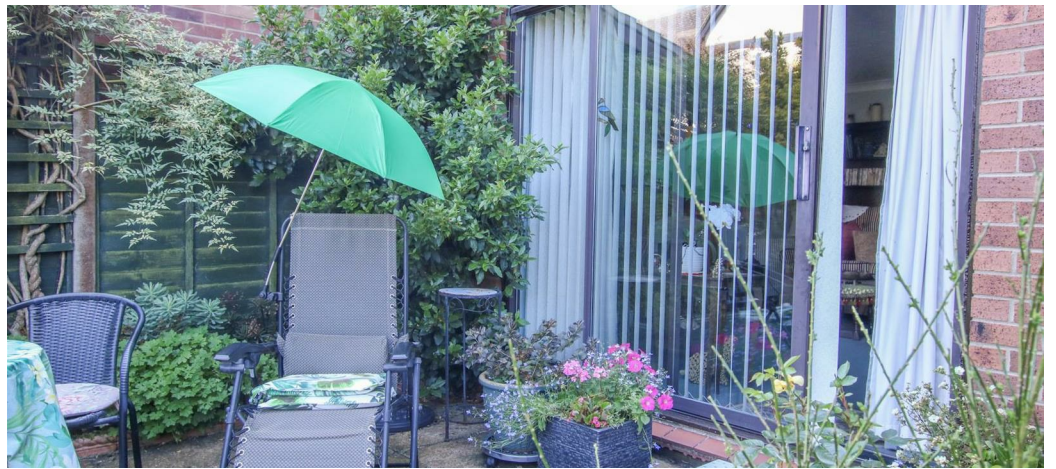
VIEWING ARRANGEMENT

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: 20604/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.





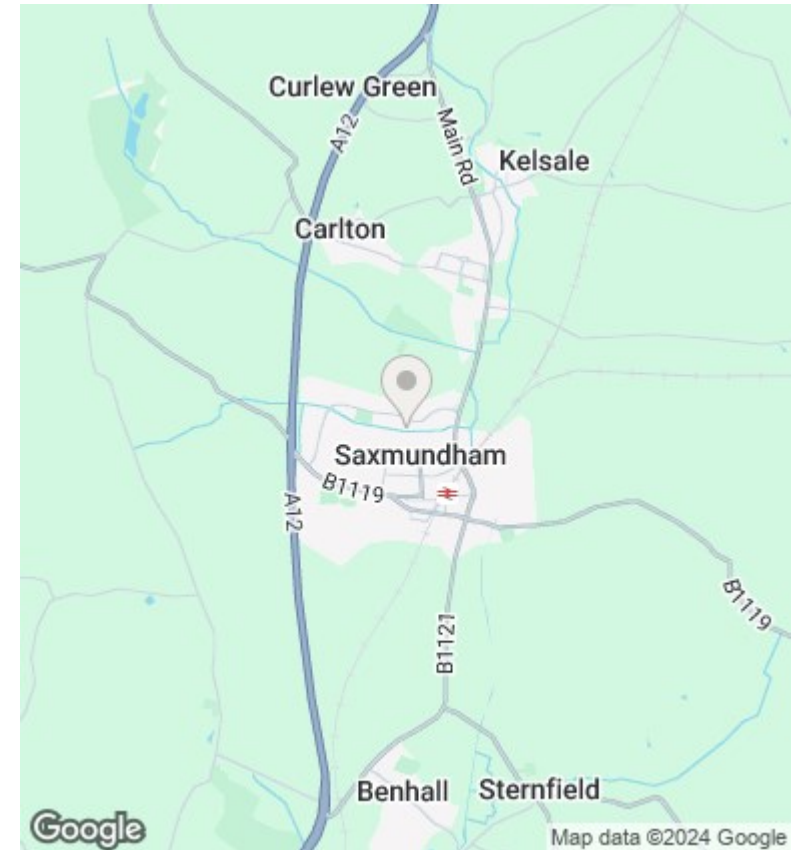
AWAITING FLOOR PLAN


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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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