



## Saxmundham,

Guide Price £225,000

- Two Bedrooms
- Walking Distance to Town Centre
- Gas Central Heating
- Allocated Off Road Parking
- Fitted Kitchen
- EPC - C
- South Facing Garden
- Double Glazing



# Mill Road, Saxmundham

A particularly well presented modern two bedroom end terrace house with a south facing garden and allocated off road parking, situated walking distance from the High Street 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: B



## DESCRIPTION

A particularly well presented end terrace house set back from the road behind an open plan shingle garden. Opening to the side with block paving, a side gate opens to the south facing garden, laid to lawn with patio area and pathway leading to the rear. A further hand gate opens to the parking area within which the property has allocated parking. The accommodation with gas central heating and double glazing comprises:

## ACCOMMODATION

### ENTRANCE HALL

Store cupboard. Staircase to the first floor landing.

### KITCHEN

Fitted with a range of base and wall cupboards; work surfaces and sink unit; tiled surround and gas cooker point. Window to front elevation.

### SITTING ROOM

Window overlooking the rear garden. Door to:

### REAR HALL

Large understairs store cupboard. Rear entrance door to the garden.

## FIRST FLOOR

### LANDING

Large walk in store room with potential for 'cubby hole' office or similar.

### BEDROOM

Window to rear elevation.

### BEDROOM

Window to front elevation.

### BATHROOM

White suite comprising panel bath, hand basin and W.C. Opaque window to the front elevation.

### TENURE

Freehold.

### OUTGOINGS

Council Tax Band currently B.

### 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: 20616/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.







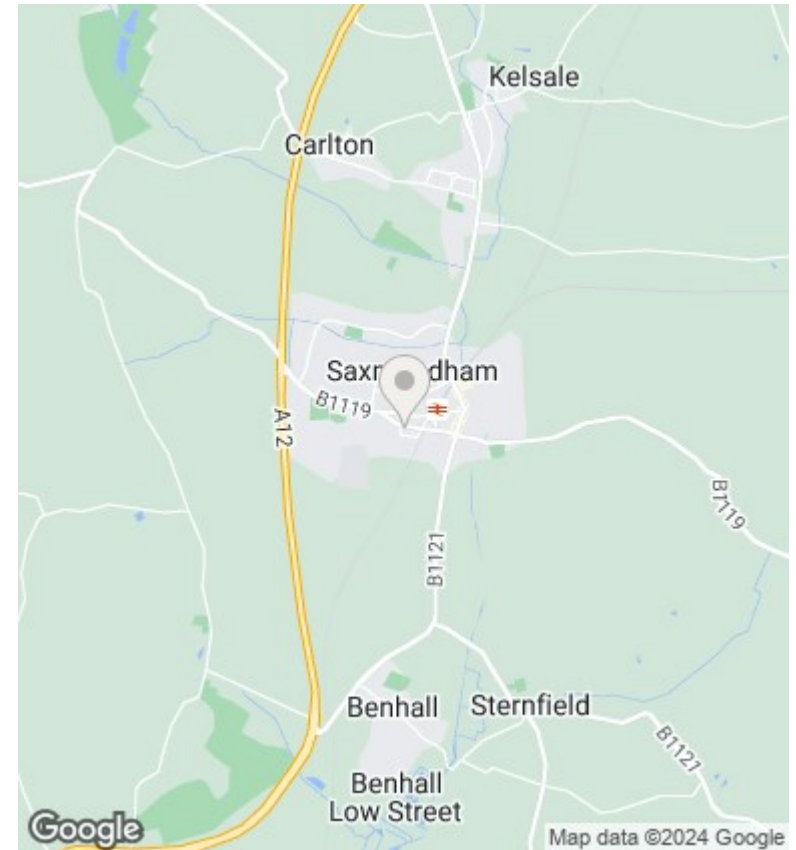
# AWAITING FLOOR PLAN

## 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>	<b>72</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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)