



## Saxmundham,

Guide Price £325,000

- Three Bedrooms
- Parking & Garage
- Enclosed Garden
- EPC - C
- Walking Distance to the High Street
- Two Ensuites
- Gas Central Heating
- Excellent Green Space
- Sitting Room with Fireplace
- Double Glazing

# Fromus Walk, Saxmundham

An elegant three storey end terrace town house, situated in an elevated position overlooking the green and just a short stroll to the High Street and railway station. The market town of Saxmundham lies just off the A12. It 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 and dentists 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

An elegant three storey end terrace town house, situated in an elevated position at the edge of woodland and green open space, just a short stroll to the High Street, railway station and supermarkets of this increasingly popular and well served market town. The well planned accommodation with gas central heating and double glazing features; entrance hall, cloakroom, sitting room, kitchen/dining room with door opening to the rear garden. To the first floor, the landing leads to the spacious principal bedroom looking out onto greenery and has an ensuite shower room, with the further double bedroom and family bathroom to the rear. The second floor comprises a large bedroom suite which includes an ensuite shower room and walk in wardrobe. To the rear of the property is an enclosed lawn garden, with steps and a hand gate opening to a pathway and the immediately adjacent parking space and a single garage.

## ACCOMMODATION

### ENTRANCE HALL

Staircase rising to first floor with storage cupboard below.

### CLOAKROOM

White suite comprising close coupled W.C. and hand basin with mixer tap with tiled splashback. Extractor fan. Opaque window.

### SITTING ROOM

Double glazed sash window overlooking front aspect. Fireplace with fitted gas fire, timber mantle and surround.

### FITTED KITCHEN / BREAKFAST ROOM

Fitted with wall and base units; work surfaces; inset one and a half bowl stainless steel sink drainer unit, mixer tap and tiled surrounds; plumbing for washing machine or dishwasher; fitted double oven and gas hob with extractor over. Window glazed casement door opening to the rear garden.

## FIRST FLOOR LANDING

Staircase to second floor. Airing cupboard with slatted shelving.

### BEDROOM ONE

Double glazed windows overlooking woodland. Large built-in wardrobe.

### ENSUITE SHOWER ROOM

White suite comprising pedestal wash hand basin with tiled splash back and mixer tap, close coupled W.C. Tiled shower cubicle and wall tiling. Extractor fan.

### BEDROOM TWO

Window to rear.

### BATHROOM

White suite comprising panelled bath with shower, pedestal hand basin with mixer tap, W.C, tiled splash back and wall tiling. Opaque window to rear. Extractor fan.

## SECOND FLOOR LANDING

### BEDROOM THREE

Dormer window with tree top view. Large built-in wardrobe.

### ENSUITE SHOWER ROOM

White suite comprising pedestal wash hand basin with mixer tap and tiled splash back, close coupled W.C. Tiled shower cubicle, wall tiling. Extractor fan.

## OUTSIDE

To the front is a paved pathway and box hedge. To the rear is an enclosed garden with a lawn, paved patio and footpath with borders containing a variety of plants and flowering shrubs. Steps lead to a hand gate opening to a shared pathway and the immediately adjacent parking space and garage, with up & over entrance door.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently C.

## SERVICES

Mains gas, electricity, water and drainage.

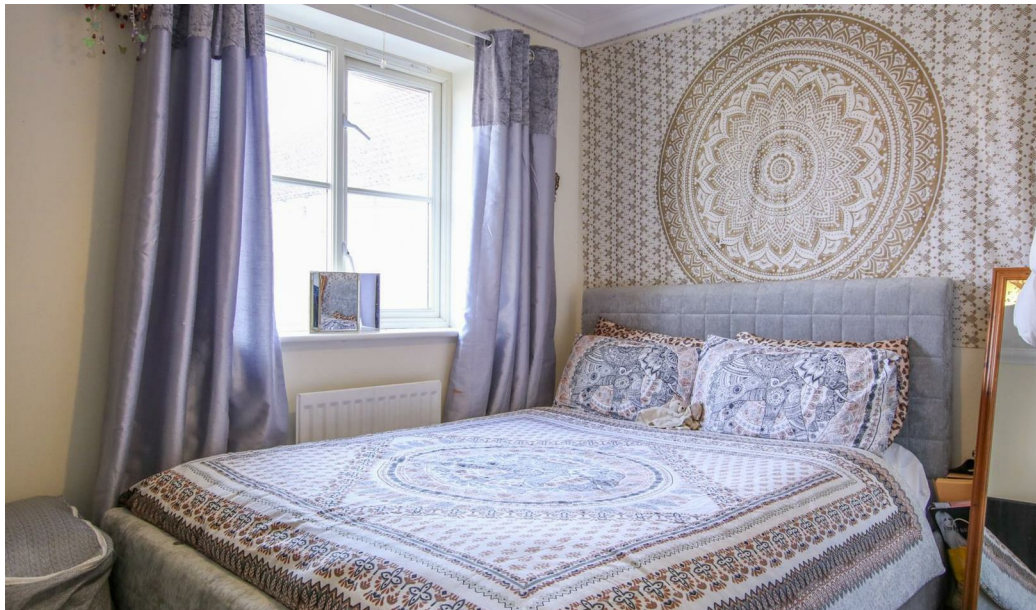
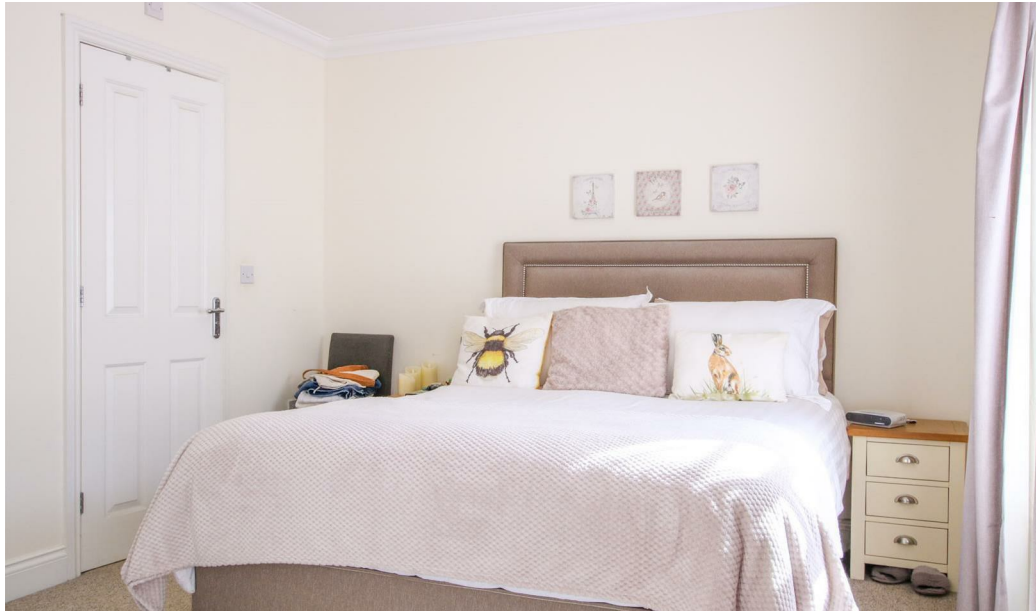
## VIEWING ARRANGEMENT

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: 20615/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>88</b>
(81-91) <b>B</b>	<b>77</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		
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](http://www.epcregister.com)