



Saxmundham,

Offers In Excess Of £200,000

- No Onward Chain
- Allocated Parking for Two Vehicles
- Kitchen/Diner
- Close to Town Centre
- Double Glazed
- Conservatory
- Hard Landscaped Garden
- Electric Heating
- EPC - Awaiting

Deben Road, Saxmundham

Offered as no onward chain, is this two bedroom end terrace house, situated in this excellent location within walking distance from the town centre. 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 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: B



DESCRIPTION

A modern end terrace home, situated in a peaceful cul de sac location within the conveniently located and popular Brook Farm estate. The well planned accommodation with electric heating and double glazing comprises; entrance porch, living room, fitted kitchen/diner with patio doors opening to a conservatory, which leads to the tiered and hard landscaped garden. To the first floor are the two bedrooms, with fitted storage cupboards and wardrobes. A bathroom completes the accommodation.

ACCOMMODATION

ENTRANCE PORCH

Entrance door to:

LIVING ROOM

Window to front. Staircase to first floor.

KITCHEN / DINING ROOM

Fitted with a range of wall and base units, worksurfaces with single drainer sink unit and tiled surrounds. Fitted water softener, integrated electric oven and hob with cooker hood over. Window to the front. Built in understairs cupboard. Patio doors open to:

CONSERVATORY

With three sets of patio doors opening to the garden.

FIRST FLOOR LANDING

BEDROOM ONE

Window to front. Fitted wardrobes and storage cupboards..

BEDROOM TWO

Window to front. Fitted storage cupboards.

BATHROOM

Suite comprising panel bath with shower over, low-level W.C, hand basin, tiled surrounds.

OUTSIDE

Two allocated parking spaces. Part walled tiered garden, block paved with raised beds and a wealth of shrubs. Two small timber sheds aswell as a timber and glazed summer house. Gated rear access.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently B.

SERVICES

Mains 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 Tel: 01728 633777 Ref: 20649/RDB.

FIXTURES & FITTINGS

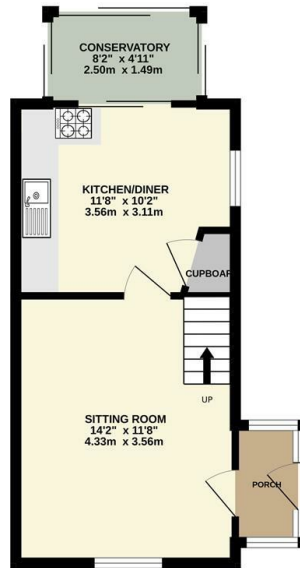
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in 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.





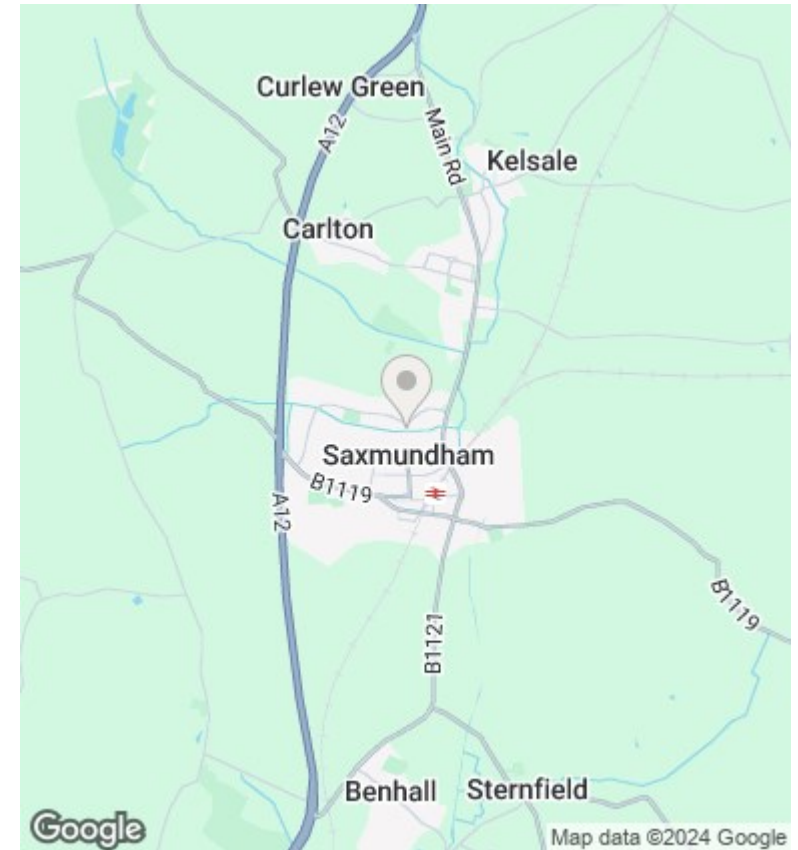
GROUND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA - 633 sq.ft. (58.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprint contained herein, 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 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	54	
(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