



Saxmundham, Suffolk

Guide Price £175,000

- No Onward Chain
- Double Bedroom
- Double Glazing
- Close to Town Centre
- Fitted Kitchen & Living Room
- Gas Central Heating
- Front and Rear Gardens
- Store/Hobby Room/Potential Single Bedroom/Study
- EPC - D

Southwood Close, Saxmundham

A rare opportunity to acquire a vacant end terrace bungalow in a peaceful cul de sac only a couple of minutes walk from the High Street and supermarkets of this popular market town. 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, offers hourly services to Ipswich, which has regular services to London Liverpool Street.



Council Tax Band: A



DESCRIPTION

Offered for sale with no onward chain the is end terrace bungalow provides a rare opportunity to acquire an bungalow in a central location in this well served and popular market town. The property is located in a peaceful cul de sac position and is set well back from the road behind a an open plan lawn garden with central pathway leading to the bungalow with accommodation having double glazing and gas central heating. A glazed entrance porch opens to the living room. An inner hallway leads to the fitted kitchen, double bedroom and bathroom. An additional room as potential to be brought into expand living accommodation. To the rear is a well stocked garden with shingle, stepping stone pathway and a wealth of shrubs and mature trees.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently A.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENTS

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: 20788/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.



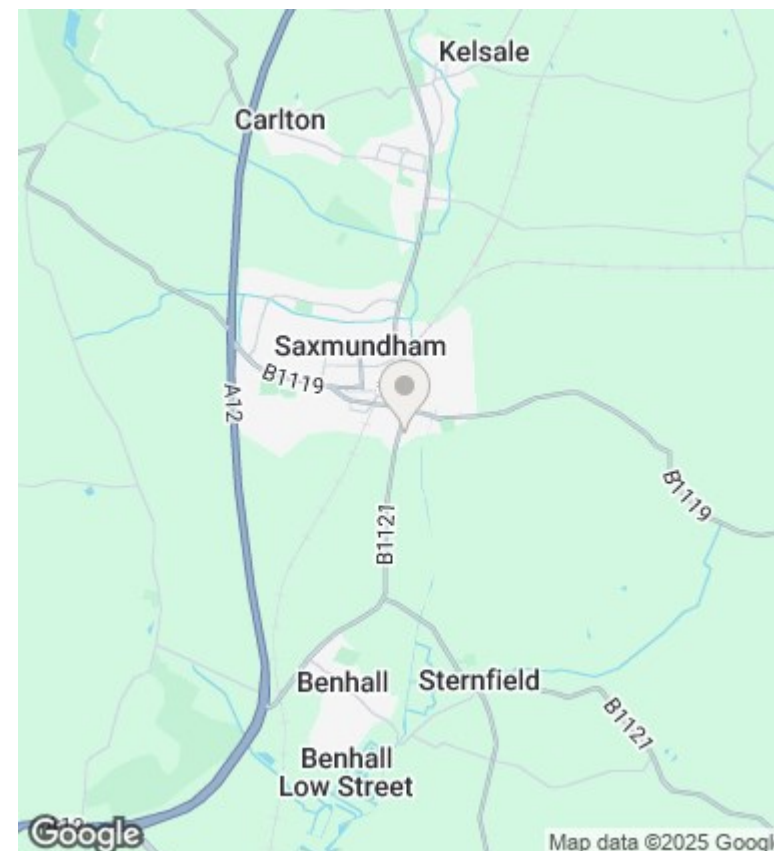
Total area: approx. 56.0 sq. metres (602.4 sq. feet)

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.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(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

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.

Viewings

Viewings by arrangement only. Call 01728 633777 to make an appointment.