



Saxmundham,

Guide Price £225,000

- Immaculate Condition
- Open Plan Living Accommodation
- Gas Central Heating
- Garage & Off Road Parking
- Office
- Double Glazing
- Private Rear Garden
- Two Bedrooms
- EPC - B

Oak Close, Saxmundham

An immaculate two bedroom Coach House with garage and ample off road parking set in the market town of Saxmundham. Saxmundham Lies conveniently placed about seven miles inland from the Suffolk Heritage Coastline at the pretty and unspoilt seaside town of Aldeburgh and about 25 miles north of the county town of Ipswich.



Council Tax Band: A



DESCRIPTION

An immaculate two bedroom Coach House, situated within walking distance from the town centre and railway station of this popular East Suffolk market town. Set in a truly great spot at the top of the development, it has fields to the rear and benefits from open space in front. The property has a generous shingle drive way and garage. On entry in the front door is a light hallway which leads to the upstairs landing – the kitchen, bedrooms and bathroom is accessed off of this. The rear garden has patio, lawn & flower beds. Very cleverly, the office on the ground floor opens onto the garden via patio doors

ACCOMMODATION

ENTRANCE HALL:

Radiator & staircase leading to first floor landing.

FIRST FLOOR

LANDING:

Storage cupboard, radiator and doors to bathroom, bedrooms & living room/kitchen.

OPEN PLAN LIVING AREA

2 Velux windows to rear elevation. Radiator. Living and dining area is carpeted with kitchen tiled. Kitchen sink below window to front elevation. Neff gas hobs with Neff extractor fan above. Below this is Neff double oven & grill. Kitchen units with a few at eye

level also – plumbed washing machine and areas designated for dryer and fridge.

BEDROOM 1:

Wardrobe with railing, radiator and window to front elevation

BEDROOM 2:

Window to front elevation. Cupboard containing gas combination boiler.

BATHROOM:

Bath with shower unit over, W/C and basin. Towel rail & radiator. Mirrored eye level unit.

OFFICE:

Radiator, electric sockets and ample lighting with patio doors that open to private garden

OUTSIDE

Off road parking on shingle driveway with ample space for multiple cars. Integral garage has electricity sockets and metres. Gated path on left hand side of the property leads to gate for private garden and patio doors to office. The garden is presented beautifully with a patio and flowerbeds.

TENURE

LEASEHOLD. 125 year lease from 1st January 2019. Current ground rent £140. Current Service charge £175.

OUTGOINGS

Council Tax Band Currently Band A

SERVICES

Mains gas, electricity, water and drainage

VIEWING ARRANGEMENTS

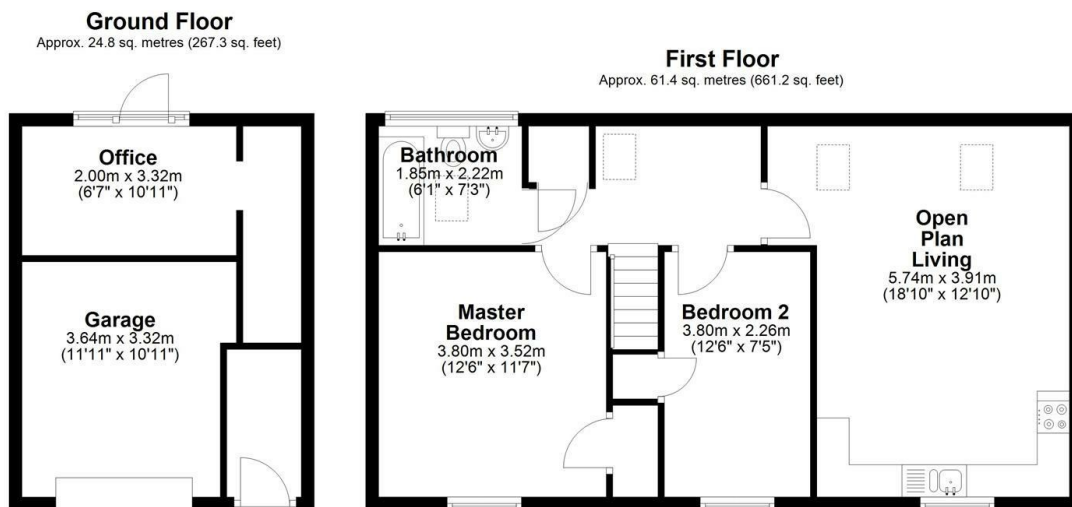
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20814/MY.

FIXTURES AND FITTINGS

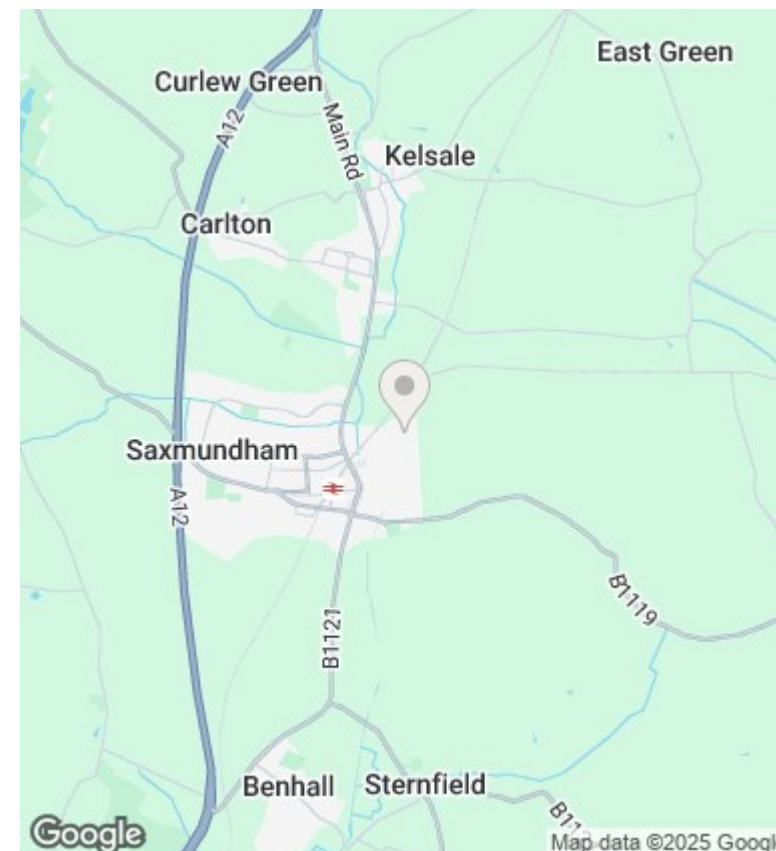
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Total area: approx. 86.3 sq. metres (928.6 sq. feet)



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.

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		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com