



## Saxmundham, Suffolk

Guide Price £239,500

- Fischer Electric Radiator Heating
- Garden
- Two Bedrooms
- Double Glazing
- Re-fitted kitchen
- Walking distance to town centre
- Parking & Garage
- Re-fitted bathroom
- EPC - E



# Waveney Close, Saxmundham

Immaculately presented semi detached house in peaceful cul de sac 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 St.



Council Tax Band: B



## DESCRIPTION

A particularly well presented semi-detached house standing in a peaceful cul de sac position within walking distance of the High Street, supermarket and railway station. Having been refurbished including a new kitchen and bathroom fittings and adding floor to ceiling windows and French doors to the sitting/dining room. The property offers comfortable and well planned accommodation with double glazing and Fischer electric radiator heating. A double glazed entrance lobby opens to the hallway with stairs rising to the first floor, with a storage area below. The fitted kitchen has ample storage, counter top lighting and an integrated oven, hob and fridge freezer. The sitting/dining room opens to a delightful rear garden, laid to lawn with planted borders and enclosed by panel fencing, a side access gated and pathway lead from front to rear gardens. On the first floor there are two bedrooms both having built in wardrobes. A stylish family bathroom with p-shape shower/bath completes the accommodation.

## ACCOMMODATION

### ENTRANCE LOBBY

Double glazed windows and entrance door.

### HALLWAY

Staircase to first floor.

### KITCHEN

Fitted with range of base and wall cupboards, work surfaces with 1 ½ bowl single drainer sink unit and mixer tap. Fitted electric oven and hob with stainless steel cooker hood over. Concealed fridge freezer. Fitted dishwasher, washing machine and water softener. Plumbing for washing machine. Window to front elevation.

## CLOAKROOM

White suite comprising hand basin and WC.

## SITTING/DINING ROOM

Full height windows and French doors open to the garden.

## FIRST FLOOR LANDING

Built in airing cupboard. Opaque window.

## BEDROOM

Mirror fronted fitted wardrobe. Window to rear elevation

## BEDROOM

Built in wardrobe. Window to front elevation.

## BATHROOM

White suite comprising p-shape shower bath and electric shower. Hand basin with mixer tap, WC. Wall tiling and opaque double glazed roof light.

## OUTSIDE

Concrete hard standing providing an off road parking space and access to a SINGLE GARAGE with up & over entrance door and electric supply. The property is approached via an open plan lawn garden with paved footpath which continues along the side of the property leading to the rear garden. A wide paved patio opens to the lawn garden with well stocked borders to either side.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently B.

## VIEWING ARRANGEMENTS

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: 20840/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.

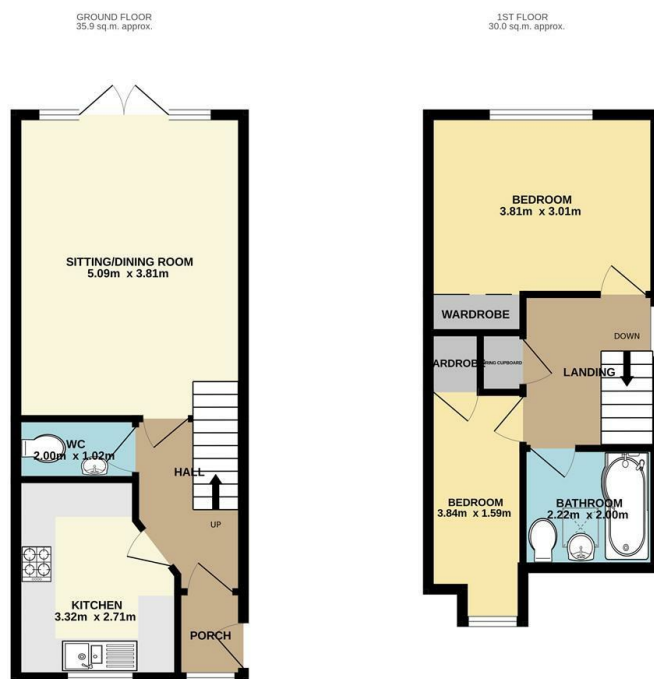
## AGENTS NOTE

Contents available subject to negotiation.

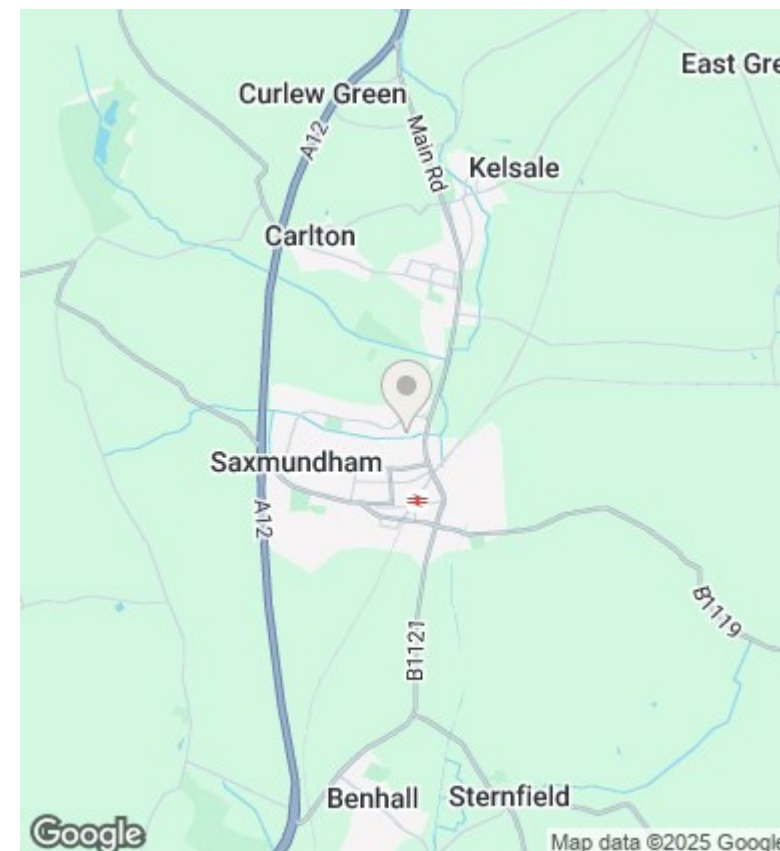








TOTAL FLOOR AREA: 65.9 sq.m. approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative 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 operation or efficiency can be given.  
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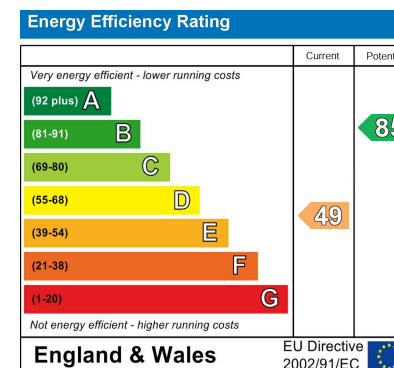


## Conveyancing, Surveys & Financial Services

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

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)