



Saxmundham,

Guide Price £212,000

- No Onward Chain
- New Fitted Kitchen
- Gas Central Heating
- Two Double Bedrooms
- Ground Floor Bathroom
- EPC - D
- Off Road Parking & Garage
- Double Glazing

Mill Road, Saxmundham

A two bedroom semi detached cottage situated walking distance from the town centre 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 primary school, 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

Offered for sale with no onward chain, a semi detached cottage situated close to the centre of the town, walking distance to the supermarkets, High Street and railway station. This appealing cottage features traditional Flemish bond elevations below pantile covered roof. Set well back from the road a large garden is divided by a driveway providing off road parking and access to a garage and store.

ACCOMMODATION

ENTRANCE/CONSERVATORY

Double glazed with entrance door to:

LOBBY

Staircase to first floor.

LIVING ROOM

Window over looking the front garden.

KITCHEN/DINER

Recently refitted with a smart range of Shaker style base and wall cupboards, work surfaces, single drainer sink unit, electric oven and hob. Under stair cupboards. Windows overlooking the front and side.

REAR LOBBY

Window to rear. Rear entrance door to a small rear courtyard/passageway.

BATHROOM

White suite, tall panel bath, with door, mixer tap/shower. Hand basin and WC. Opaque window.

FIRST FLOOR

LANDING

Window to rear.

BEDROOM

Window to front, cupboard with gas central heating.

BEDROOM

Window to front, storage cupboard.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently B.

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

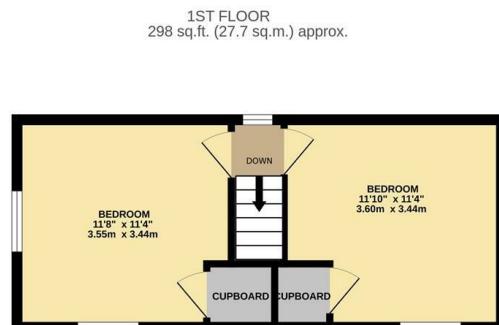
Tel: 01728 633777 Ref: 20976/RDB.

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.

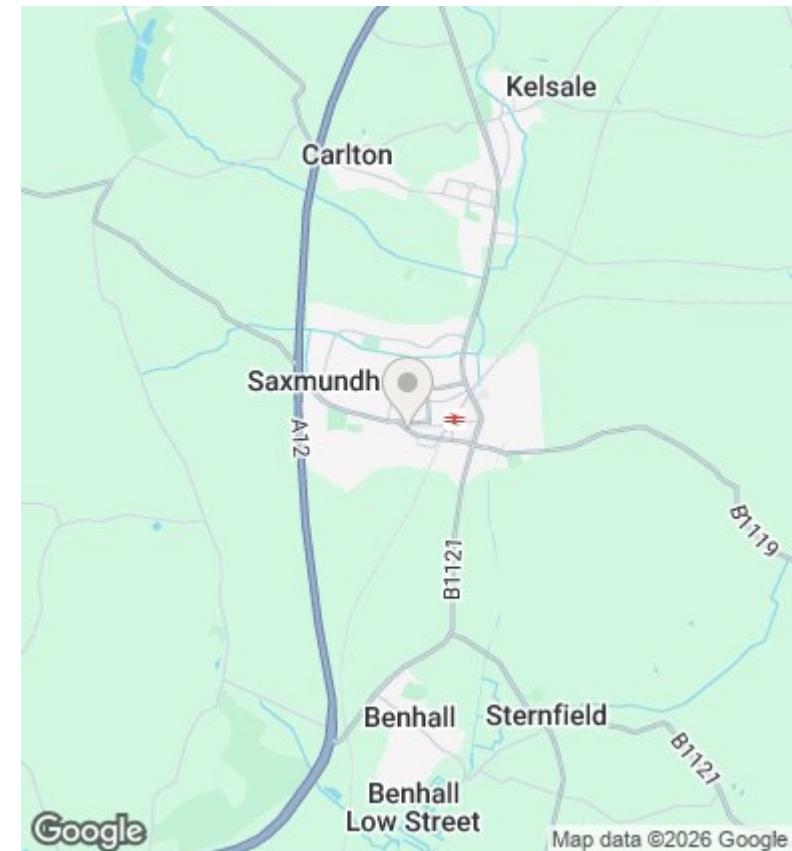


GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.

TOTAL FLOOR AREA : 714 sq.ft. (66.3 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 mis-statement. 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, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	90
(81-91)	B	56
(69-80)	C	
(55-68)	D	
(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.