



## Saxmundham,

Guide Price £230,000

- Two Double Bedrooms
- Garage & Off Road Parking
- Remaining NHBC Warranty
- En Suite & Bathroom
- Immaculate Condition
- EPC - B
- Large Private Garden
- Gas Central Heating



# Holly Way, Saxmundham

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



Council Tax Band: A



### **Entrance & Hallway**

A welcoming porch area greets you on arrival, complete with radiator and space for coats and shoes. A carpeted staircase rises to the first floor landing.

### **First Floor Landing**

The spacious landing features two built-in storage cupboards and a Velux window to the rear, allowing light to flood in. Radiator.

### **Open-Plan Kitchen & Reception Room**

Bright and inviting, the open-plan living area enjoys two Velux windows to the rear and a front window above the sink, ensuring a lovely dual aspect.

The kitchen is fitted with a Hotpoint oven, four-ring gas hob, and extractor fan, with ample base-level units and space for a washing machine, fridge, and dishwasher. Tiled flooring completes the look.

The reception area provides generous space for both living and dining furniture — perfect for relaxing or entertaining.

### **Master Bedroom & En Suite**

The master suite offers a peaceful retreat with space for a large double bed and bedside tables, plus a double built-in wardrobe. The en suite shower room includes a walk-in shower, W/C, wash basin, radiator, and Velux window to the rear.

### **Bedroom Two**

A spacious double bedroom with window to the front elevation, radiator beneath, and a built-in wardrobe offering excellent storage. Loft access.

### **Family Bathroom**

A modern family bathroom featuring a bath with shower unit and full tiling around, W/C, and wash basin. There is also an airing

cupboard housing the gas combination boiler and providing additional storage. Radiator.

### **Outside**

The property benefits from a large single garage with parking space in front and a large storage cupboard. The garage has been insulated and boarded, offering the versatility to be used as a studio or workspace.

A rear door opens to the private garden, which is sunny and generously sized, not overlooked, and perfect for gardening or outdoor dining. A decking area sits neatly in one corner, and a gate provides access to a rear alleyway for bins. The alleyway is owned by this property with neighbours having a right of way over it.

### **Tenure**

Leasehold. The lease has 119 years remaining, which gives a termination date of 1-1-2144.

Current management fees are £249.03 per year & the ground rent is £140 per year.

### **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

### **Fixtures & Fittings**



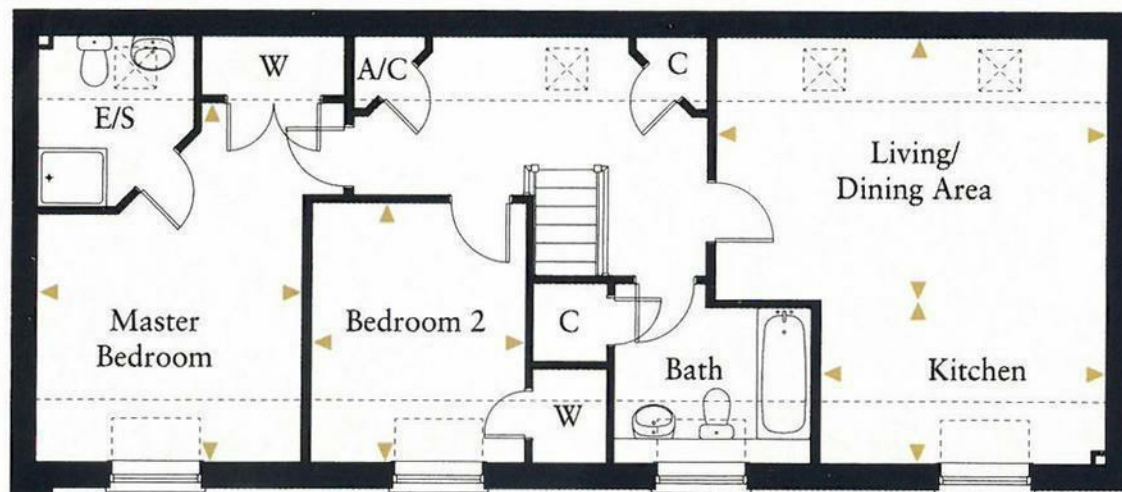
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in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



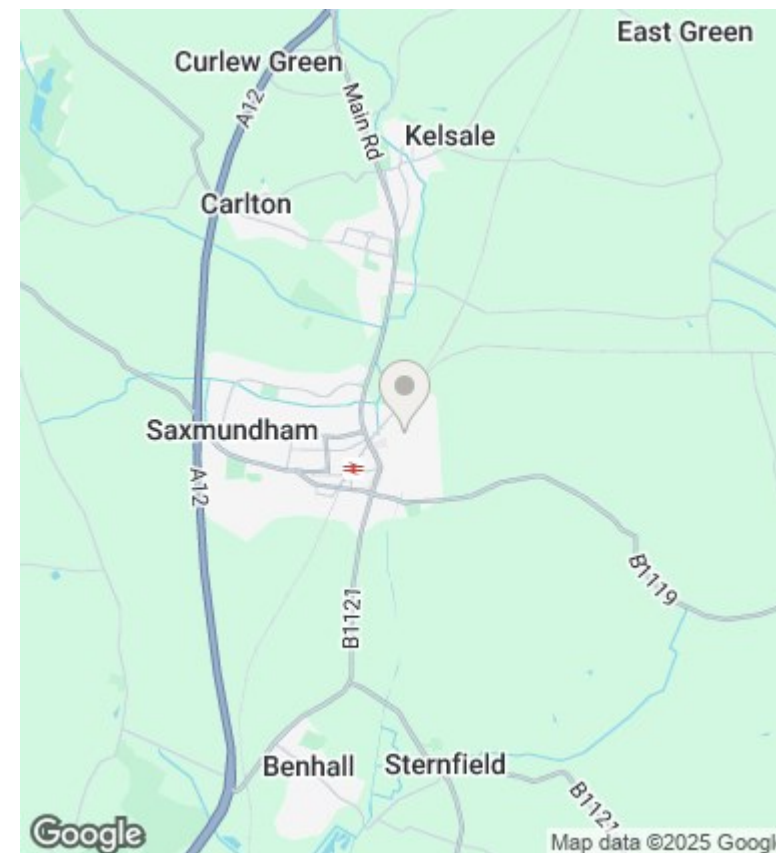








First Floor



### 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.

### 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) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

### 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)