



JENNIE JONES

EST. 1992

ESTATE AGENTS

**WARREN AVENUE**

Saxmundham | Suffolk

**£310,000**

# 89 WARREN AVENUE SAXMUNDHAM IP17 1GN

Saxmundham Station - 0.7 miles  
Aldeburgh - 7 miles  
Leiston - 4 miles

- Entrance Hall ● Cloakroom ● Sitting Room ●
- Kitchen / Dining Room ● Garden Room ●
- First Floor Landing ● Family Bathroom ● Three Bedrooms ●
- Two Ensuite ● Garage & Gardens ●

## The Property

89 Warren Avenue is a well-proportioned modern townhouse arranged over three floors, offering flexible accommodation ideally suited to family living or those seeking additional guest space.

The property is approached via an entrance hall with cloakroom, leading through to a comfortable sitting room overlooking the front aspect. To the rear of the property is a generous kitchen/dining room fitted with a range of units and ample work surfaces, providing space for dining and everyday living. The kitchen opens through to a bright garden room with doors leading out to the rear garden, creating an excellent additional reception space.

The first floor provides two well-proportioned double bedrooms, one benefitting from an en-suite shower room, together with a family bathroom serving the remaining bedroom.

Occupying the entire second floor is the principal bedroom suite, a spacious double room complemented by its own en-suite shower room and useful storage space.

Outside, the property enjoys an enclosed rear garden and the added benefit of a garage. The property is offered for sale with no onward chain.

## Spacious three bedroom townhouse with three bathrooms, garage and no onward chain.



## The Location

Saxmundham is a well-served market town located in the heart of the Suffolk countryside and within easy reach of the Heritage Coast. The town offers a good range of everyday amenities including supermarkets, independent shops, cafés, a library, medical centre and a leisure centre.

The area is particularly well known for its proximity to the Suffolk coast, with the popular seaside town of Aldeburgh and the village of Thorpeness just a short drive away. The internationally renowned Snape Maltings Concert Hall, home to the Aldeburgh Festival, is also nearby.

Saxmundham benefits from its own railway station providing direct services to Ipswich with connections onwards to London Liverpool Street, making it an attractive location for commuters and those seeking access to the coast and countryside alike.

## Services

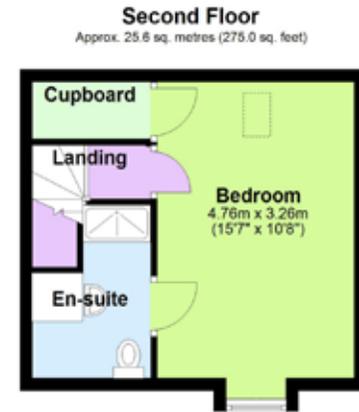
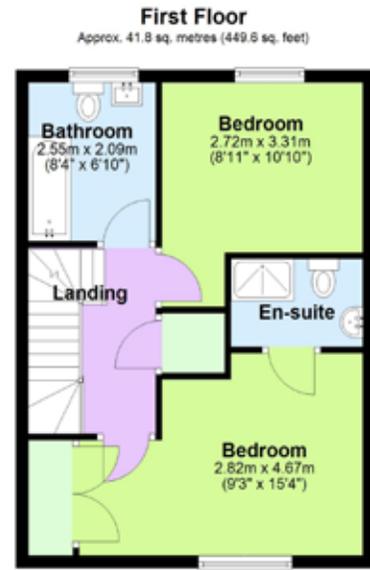
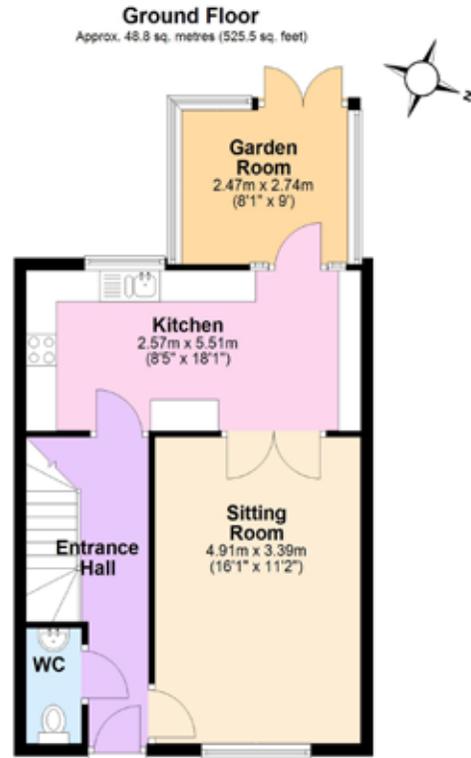
Mains gas, electricity, water and drainage  
Gas-fired central heating with radiators  
Double glazing throughout

## Local Authority and Council Tax Band

East Suffolk Council - Council Tax Band C

## EPC Rating: C





Total area: approx. 116.1 sq. metres (1250.1 sq. feet)

**Jennie Jones**

26 High Street  
Saxmundham  
Suffolk  
IP17 1AB

[www.jennie-jones.com](http://www.jennie-jones.com)

**01728 605511**

**All enquiries:**

[saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)



Scan the QR code to watch our video tour



JENNIE JONES

EST. 1993

ESTATE AGENTS