



Saxmundham, Suffolk

Guide Price £240,000

- No onward Chain
- Fitted Kitchen
- South Facing Rear Garden
- 3 Bedrooms
- Sitting/Dining Room
- Off Road Parking & Garage
- Ensuite Shower and Family Bathroom
- Gas Central Heating & Double Glazing
- EPC - C

Mallard Road, Saxmundham

End terrace family house walking distance from the primary school, railway station and town centre. Saxmundham lies conveniently places 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. For those with a leisure interest in mind, the area abounds with opportunities including nearby Saxmundham Sports Club, bird watching at the renowned RSPB Minsmere Reserve, walking in the areas of woodlands and forests at Dunwich and Rendlesham and cycling on the local leafy lanes. For music lovers the Snape Maltings Concert Hall is but a short drive away as is the River Alde which provides some of the prettiest sailing waters on the East Coast.



Council Tax Band: C



DESCRIPTION

This modern end-terrace house features rendered elevations beneath a tiled roof and occupies a prominent corner position at the junction of Mallard Road and Bittern Road. The property benefits from a well-screened front garden, enclosed by a mature bay hedgerow with a paved pathway leading to an opaque glazed entrance door that opens into a welcoming hallway.

Inside, the entrance hall provides access to a cloakroom fitted with a hand basin and WC, as well as a staircase rising to the first floor.

The kitchen is fitted with a range of matching wall and base units with wood-fronted doors, complemented by work surfaces and tiled surrounds. It includes a fitted electric double oven, gas hob with cooker hood, composite single drainer sink unit, and plumbing for a washing machine. A front-facing window offers pleasant views of the garden, and there is space for a small breakfast table.

At the rear of the property, the spacious living room enjoys excellent natural light with a large double-glazed window and patio doors opening to the garden. A marble-faced mock fireplace with a painted timber mantel and surround provides an attractive focal point. There is also an under-stair storage cupboard for convenience.

The rear garden features a paved and shingled patio area bordered by a dwarf brick wall, beyond which lies a lawned garden with a footpath leading to a further shingled area and a timber garden shed, offering a blend of seating and storage space.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, each with built-in wardrobes. The principal bedroom includes an en-suite shower room fitted with a shower cubicle, hand basin, and WC. A family bathroom with a panelled bath, pedestal hand basin, and WC completes the accommodation.

Additional benefits include double-glazed windows and gas-fired central heating throughout.

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: 20987/RDB.

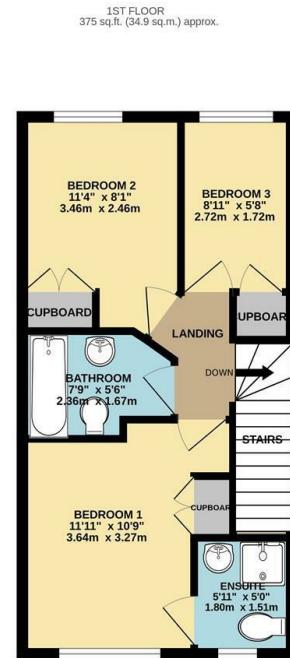
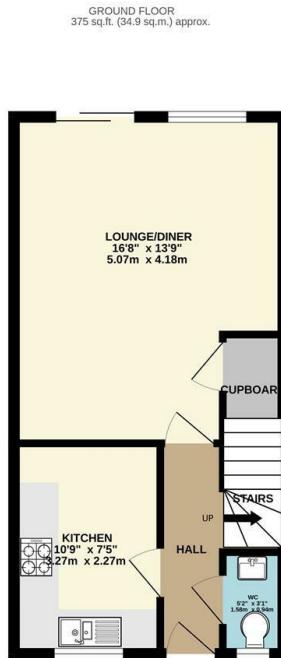
FIXTURES AND FITTINGS

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.







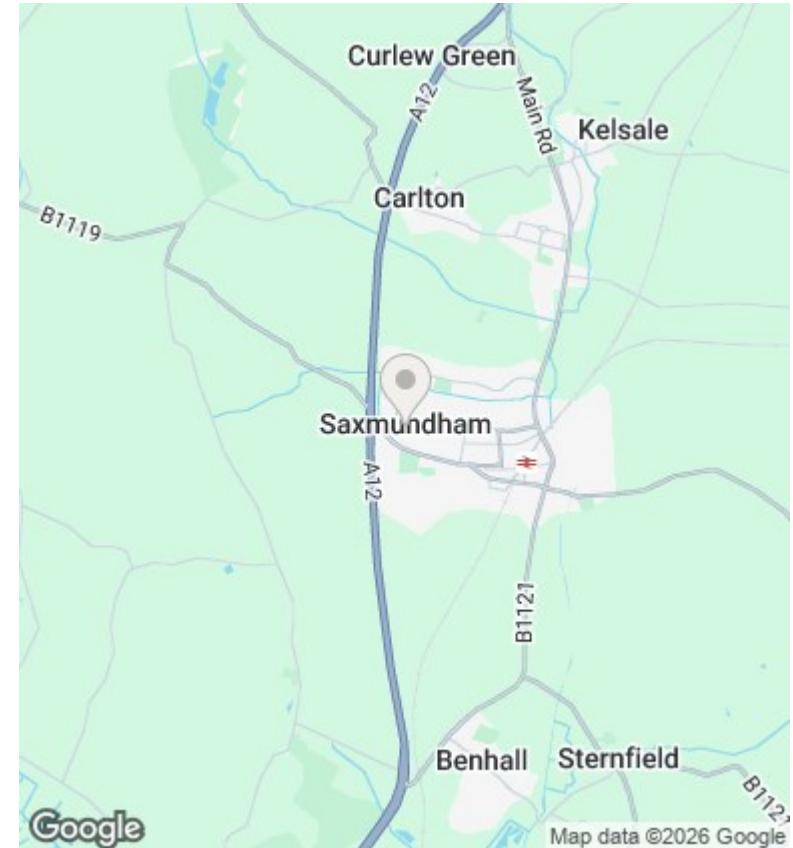
TOTAL FLOOR AREA: 750 sq.ft. (69.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplans provided here, measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplans are not to scale and should not be used for any other purpose than to give an overall impression of the property layout. No guarantee is given 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.

Floorplans

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(81-91)	B	74
(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