Chartered Surveyors / Estate Agents

Clarke & Simpson

A well presented and modernised three bedroom period semi-detached house, with parking, positioned within walking distance to the popular market town of Saxmundham.

Rent: £1,150 PCM

Ref: R2602

24 Chantry Road
Saxmundham
Suffolk
IP17 1DJ



A spacious and well presented period semidetached house. Comprising, Entrance hall, sitting room, dining room and kitchen. Three spacious bedrooms and family bathroom. Enclosed front and rear garden. Parking.

To let unfurnished on an Assured Periodic Tenancy

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Location

24 Chantry Road is located in a convenient and central position in the popular town of Saxmundham.

The market town of Saxmundham offers good local facilities including restaurants, a public house, hotel, Waitrose and Tesco supermarkets and a good range of independent shops. Saxmundham railway station has good connections through to Ipswich with connecting trains through to London's Liverpool Street Station. To the east lies the Suffolk Heritage Coast with the popular centres including Southwold, Walberswick, Thorpeness and Aldeburgh all being within easy reach. Snape, home to the Aldeburgh music and food festivals, is within about three miles to the south, and the County Town of Ipswich lies approximately twenty miles to the south-west.

The Accommodation

Entering through a partially glazed front door in to the

Entrance Hall

With hanging rail and door off to the

Sitting Room 12'9" x 11'8" (3.91 x 3.57)

A spacious and light reception room featuring elegant decorative coving to the ceiling, an attractive fireplace and bespoke built-in cupboards to either side. A bay window to the front elevation.

From the entrance hall, a further door leads into the



Dining Room 11'6" x 12'0" (3.53 x 3.68)

A spacious room featuring windows to the side elevation, built-in cupboards and shelving to either side of the chimney breast, together with a useful under-stairs storage cupboard. An open archway leads through to the adjoining kitchen/breakfast room.

Kitchen 11'7" x 15'4" (3.54 x 4.69)

Fitted with a range of base and wall units, complemented by wood-effect work surfaces and an inset stainless steel sink with tiled splashback. There is space for a washing machine, dishwasher and fridge/freezer, along with a radiator and extractor hood. A window to the side elevation provides natural light, whilst a partially glazed UPVC door offers direct access to the rear garden.

First Floor

Landing

With window to the side elevation

Bedroom One 11'9" x 11'9" (3.60 x 3.59)

A well-proportioned double bedroom with a window to the front elevation, radiator and attractive panel-effect wall detailing. The room further benefits from a feature fireplace with a built-in cupboard and wardrobe to either side.

Bedroom Two 11'8" x 12'1" (3.58 x 3.70)

A further spacious double bedroom featuring a window to the side elevation and radiator. The room benefits from built-in hanging space and shelving, providing useful storage, with access leading down to







Bedroom Three 10'2" x 7'10" (3.12 x 2.41)
With window to the side elevation and radiator. A further door leads into the

Family Bathroom
Fitted with a white suite comprising a panelled bath with shower over, incorporating both rainfall and handheld shower fittings, together with a glass shower screen, pedestal wash hand basin and low-flush WC. Two double-glazed UPVC windows, extractor fan and radiator.

Outside
To the front, the property benefits from a gravelled garden enclosed by a brick wall. To the rear, there is a concrete courtyard with a raised artificial lawn area and a side access gate. There is also a useful brick-built outhouse, providing space for a washing machine and additional storage.

Parking for one vehicle is included at Samkins Garage. Should a second space be required, this can be arranged at £36 per calendar month.

Services
Mains electricity, gas fired central heating, water and drainage

Broadband
To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Coverage
To check the Mobile Phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

Council tax
Band B; £1,878.82 payable 2026/2027

Local Authority
East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

Term
To let unfurnished on an Assured Periodic Tenancy at a monthly rental of £1,150 per calendar month




MERCEDES





NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

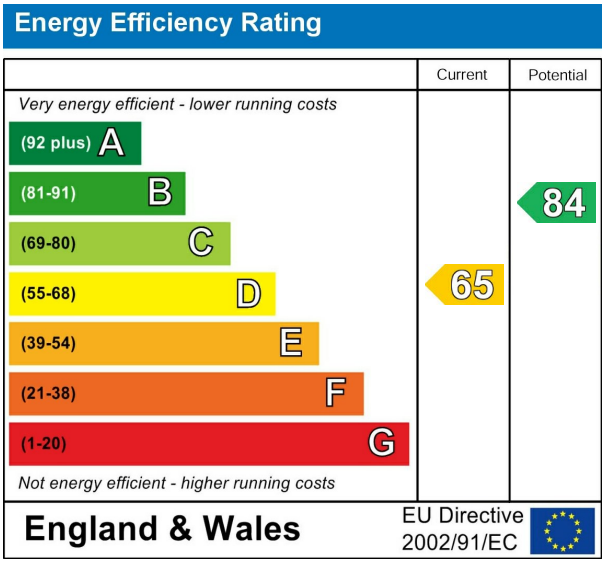
11th November 2026



Directions

From A12 take B1119 into Saxmundham passing the new development on your right and the turn to Saxmundham free school. After this junction, take the next right hand fork onto Mill Road, proceed down the hill crossing the railway line and Samkins Garage on your right. 26 Chantry Road will be found next door to Samkins Garage to the right hand side defined by a Clarke & Simpson To Let board. When using what3words app// solid.heads.golden





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