Flick & Son
Coast and Country

Saxmundham,

Guide Price £315,000

- No Onward Chain
- En Suite, Bathroom & Cloakroom
- Gas Central Heating
- Three Double Bedrooms
- Kitchen Diner
- EPC - B
- Garage & Driveway
- Walking Distance to Station & Shops

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633777

enquiries@flickandson.co.uk
www.flickandson.co.uk

Beech Road, Saxmundham

Offered for sale with no onward chain is this well presented modern linked detached family house walking distance from the town centre and railway station. Saxmundham offers a good range of traditional shops in its High Street centre, with further amenities within the town including both primary and free schools, library, doctors, dentists, surgeries, and 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.

3 2 1 B

Council Tax Band: C

Tenure
Freehold

Outside

Garage & Driveway
Garage with electricity and a driveway providing parking for multiple vehicles.

Entrance Hallway
Welcoming entrance hallway with doors leading to the cloakroom, living room, and kitchen/diner. Includes a useful storage cupboard under the stairs and a staircase rising to the first-floor landing.

Kitchen Diner
A spacious and inviting room with patio doors opening onto the rear garden. Fitted with a range of eye- and base-level units, gas hob with oven and extractor fan, water softener, and a gas combination boiler housed in a cupboard.

Living Room
A bright and comfortable living space featuring a large double-glazed window overlooking the front elevation. Double doors allow the room to be either open plan with the kitchen/diner or closed off for privacy.

Cloakroom
Comprising WC, wash basin, and a frosted window.

First Floor Landing
Provides access to all bedrooms and the family bathroom. Includes an airing cupboard.

Bedroom One
A generously sized double bedroom with built-in double wardrobe and en-suite.

En Suite
Fitted with a shower, WC, and wash basin.

Bedroom Two
A large double bedroom featuring a Velux window and loft access above.

Bedroom Three
A well-proportioned double bedroom with a window overlooking the rear garden.

Bathroom
Family bathroom comprising bath, WC, and wash basin, with a frosted window.

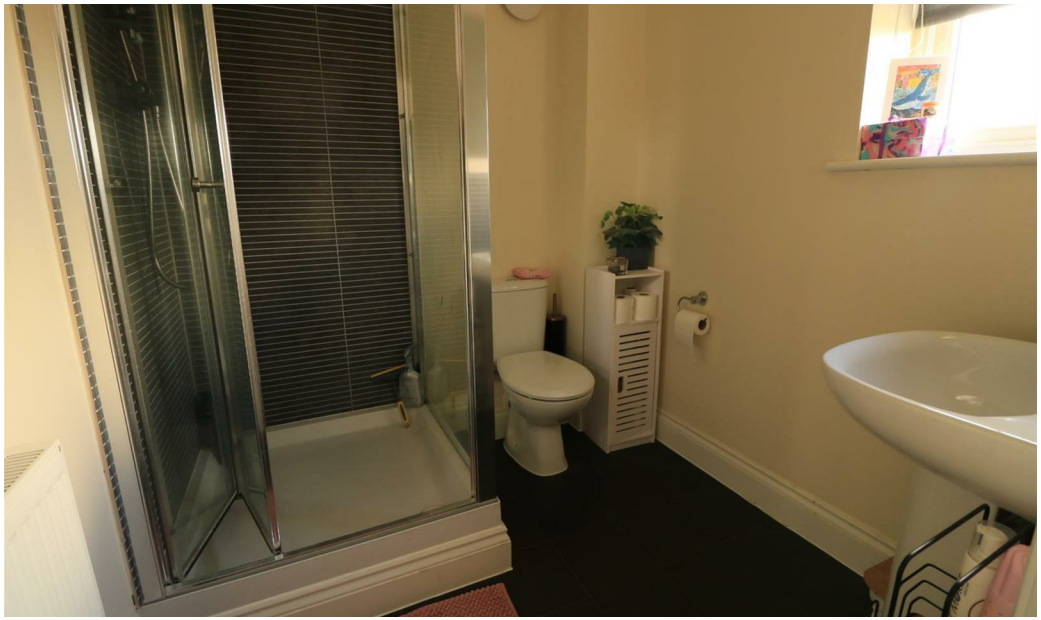
Outgoings
Council Tax Band Currently C

SERVICES
Mains Gas, Water, Electricity & Sewage

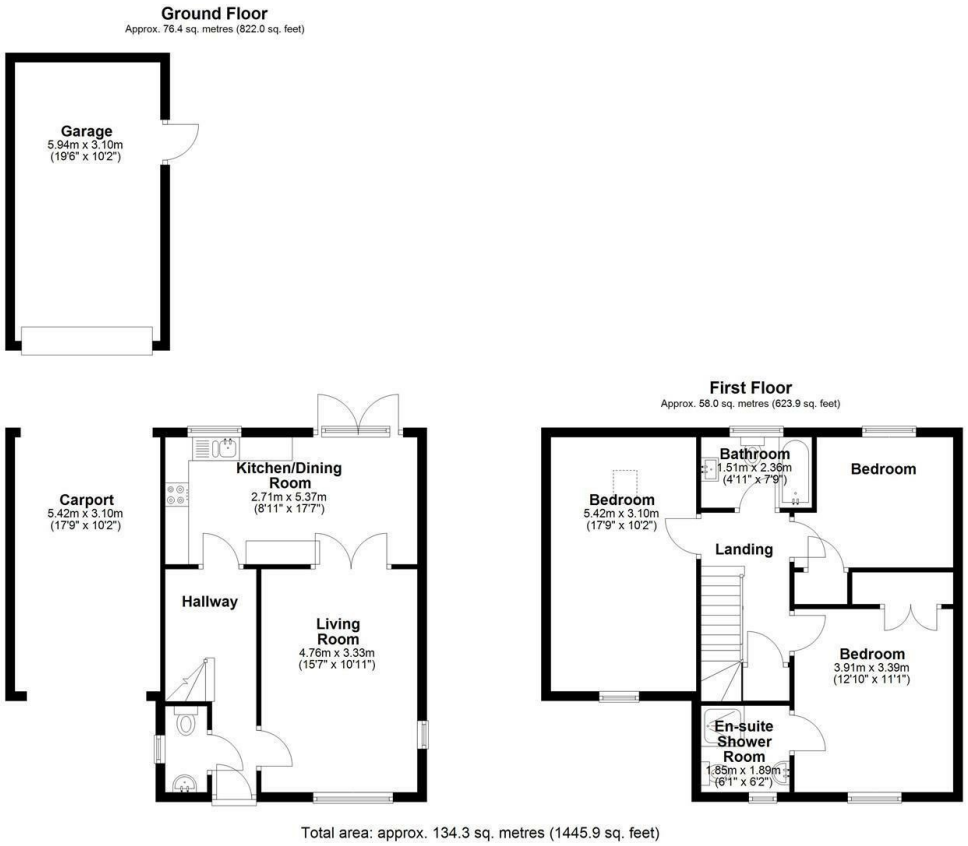
Viewing Arrangements
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.
Email: enquiries@flickandson.co.uk
Tel: 01728 633777

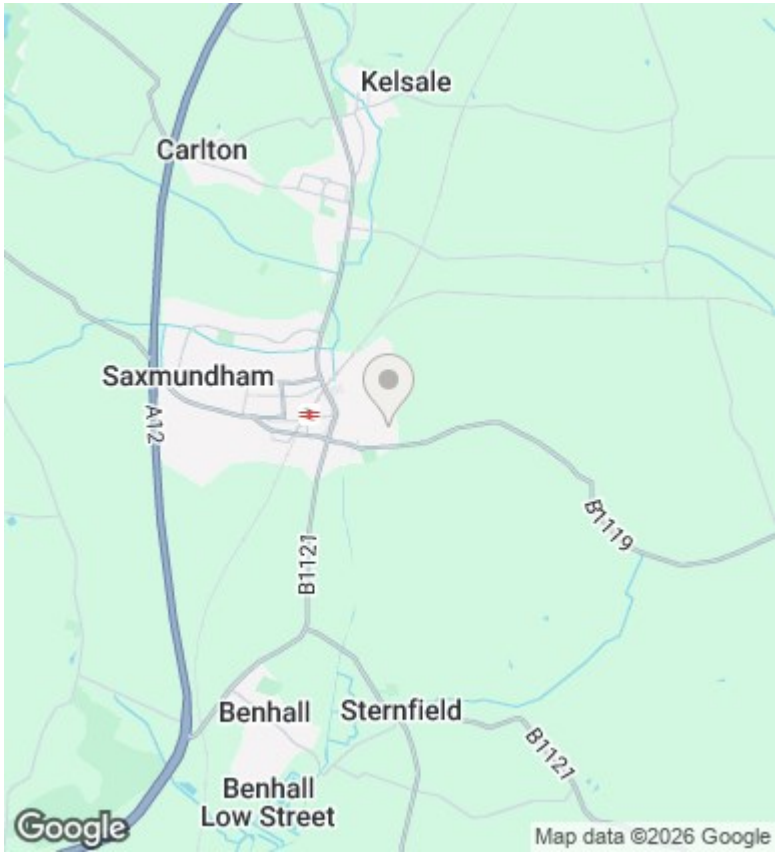
Fixtures & Fittings
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale

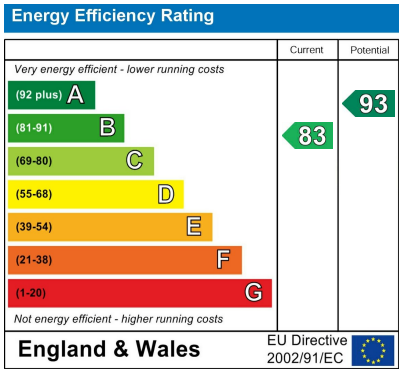
and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute 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.



BOLEYN GROUND
UPTON PARK E13 9AZ







Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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