

SOUTHCOTE

Saxmundham | Suffolk

£195,000

SOUTHCOTE, 55 ALBION STREET, SAXMUNDHAM, IP17 1BL

A VICTORIAN COTTAGE WITH CHARACTER, POTENTIAL AND A WONDERFULLY CONVENIENT TOWN LOCATION

Saxmundham Railway Station & High Street – 0.3 miles
Snape Maltings – 5 miles
Aldeburgh – 7 miles

• Sitting Room • Kitchen • Two Bedrooms • Shower Room •
• South Facing Front Garden •
• CHAIN FREE •







The Property
Southcote is a charming Victorian terraced cottage occupying a convenient position along Albion Street, within easy walking distance of Saxmundham town centre and railway station.

Featuring traditional Suffolk brickwork, attractive chimney stacks and a welcoming south-facing front garden, the cottage retains plenty of period character, including stripped pine doors, timber skirtings and a traditional staircase.

The property would benefit from some updating, particularly to the kitchen and shower room, offering an excellent opportunity for a new owner to personalise and enhance a characterful home over time.

The front door opens into the sitting room, where a traditional fireplace provides an attractive focal point and the south facing window allows natural light to fill the space.

Beyond, the separate kitchen offers space for a range of units and appliances, with scope to create a more contemporary and practical arrangement. A door leads through to the rear courtyard.

Upstairs, the landing leads to two bedrooms and a shower

room. The principal bedroom overlooks the front garden, while the second bedroom offers flexibility as a guest room, home office or additional bedroom. The shower room comprises a shower enclosure, wash basin and WC.

Outside, the south facing front garden provides an attractive approach, with established planting and further potential for landscaping.

To the rear, an enclosed courtyard offers a manageable outdoor space with room for seating and pots.

A particularly useful feature is the adjoining workshop, measuring approximately 15'7" x 7'5", providing valuable space for storage, hobbies or practical projects.

The Location
Saxmundham is a thriving Suffolk market town offering a good range of shops, cafés, supermarkets and everyday amenities, together with a weekly market and railway station providing connections to Ipswich and London Liverpool Street.

Southcote is ideally positioned within walking distance of the town centre, with Aldeburgh, Thorpeness, Snape Maltings and RSPB Minsmere all within easy reach.

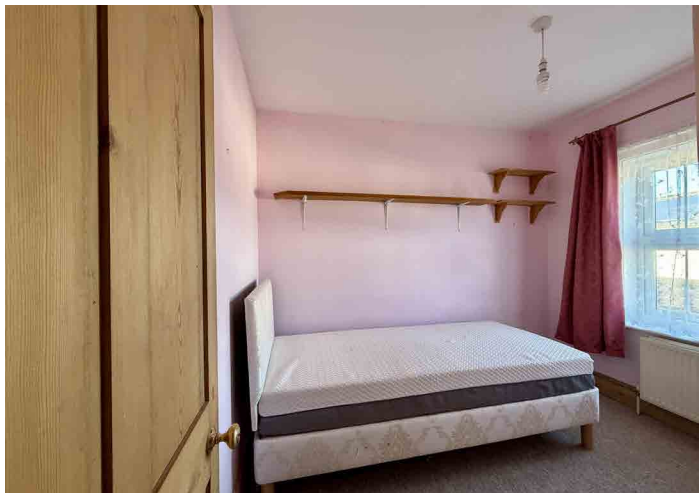
Offering period charm, a south-facing garden and scope for improvement, Southcote would make an appealing first home or characterful Suffolk retreat.

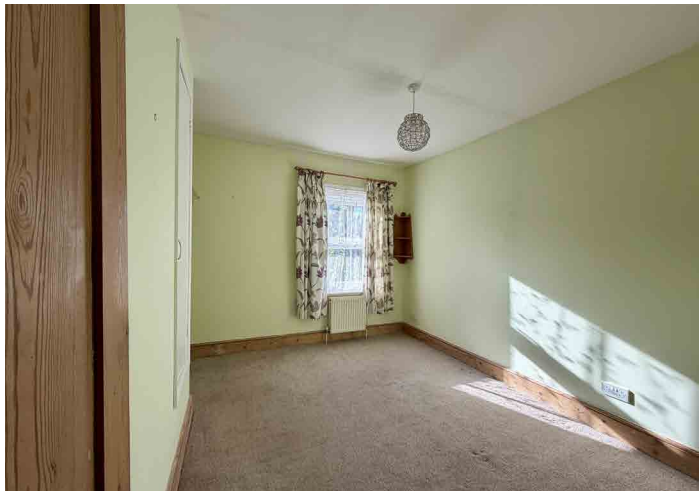
Services
Mains electricity, water and drainage. Gas fired radiator heating.

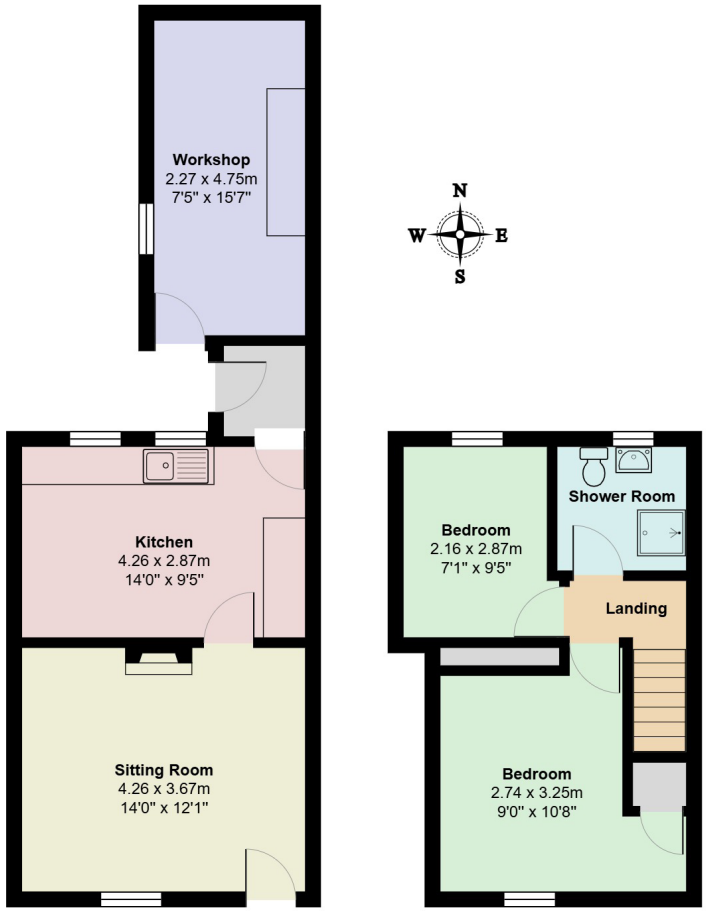
Local Authority and Council Tax - East Suffolk Council
Council Tax Band A

Energy Performance -
EPC Rating D







Total Area: 67.8 m² ... 730 ft²







JENNIE JONES

EST. 1993

ESTATE AGENTS

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