



**Albion Street, Saxmundham IP17 1BL**

**welcome to**

## **Albion Street, Saxmundham**

This charming two bedroom semi-detached home in peaceful Saxmundham offers a cosy lounge with wood burner, a spacious kitchen, ground-floor bathroom, two generous bedrooms, and a low-maintenance paved garden with a powered outbuilding. Sold with no onward chain!

### **Location**

Saxmundham is a charming Market Town on the Suffolk Coast, it's a real working town with a busy high street offering great access by rail and road to many of the nearby 'must see' places to visit along the coast as well as links to London Liverpool Street, Norwich, Cambridge and Lowestoft. The town boasts a number of cafés, pubs and restaurants along with a diverse selection of independent shops, further to this it offers a Tesco & Waitrose. On Wednesdays there is a small traditional market.

### **Accommodation**

#### **Entrance Hall**

Door to rear, radiator.

#### **Lounge**

13' 3" x 11' 6" ( 4.04m x 3.51m )

Front door, double glazed window to front aspect, fireplace, log burner and radiator.

#### **Kitchen/Dining Room**

13' 4" x 9' 6" ( 4.06m x 2.90m )

Double glazed window to side and rear aspect, base and wall units, integrated oven, gas hob, space for washer and fridge / freezer, radiator, stairs, tiled flooring.

#### **Bathroom**

Double glazed window to rear aspect, bath with shower over head, w/c, wash hand basin, heated towel rail, tiled flooring.

#### **Landing**

Double glazed window to rear aspect, radiator.

#### **Bedroom One**

13' 4" x 11' 6" ( 4.06m x 3.51m )

Double glazed window to front aspect, radiator.

#### **Bedroom Two**

10' 2" x 9' 6" ( 3.10m x 2.90m )

Double glazed window to rear aspect, radiator.

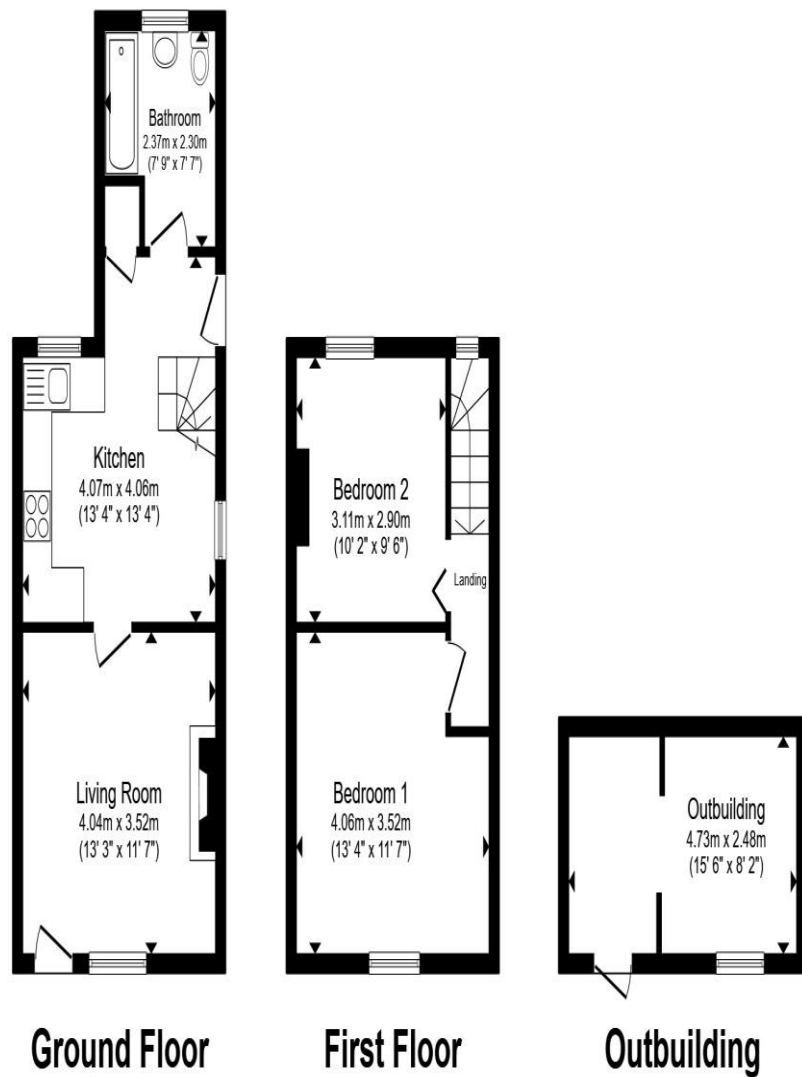
#### **Rear Garden**

Paved, side gate, flower beds.

#### **Outbuilding**

15' 6" x 7' 10" ( 4.72m x 2.39m )

Window, power, light, to the rear of the property.



**Ground Floor**

**First Floor**

**Outbuilding**

Total floor area 71.6 m<sup>2</sup> (771 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)





**welcome to**  
**Albion Street,**  
**Saxmundham**

- Offered With No Onward Chain
- Two Bedroom Semi-Detached House
- Living Room With Log Burner
- Low-Maintenance Rear Garden
- Versatile Outbuilding

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price  
**£210,000**



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Property Ref:  
FLH105616 - 0002

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