



Saxmundham,

Guide Price £190,000

- No Onward Chain
- Upstairs Bathroom
- Gas Central Heating
- Two Bedrooms
- Central Town Location
- EPC - E
- Front & Rear Gardens
- Walking Distance to Station

Albion Street, Saxmundham

The market town of Saxmundham lies just off the A12 with a good range of traditional shops in its High Street centre, with further amenities within the town including primary school, library, doctors & dentists surgery, and Waitrose and Tesco supermarkets. The local railway station which lies just a short walk of the town centre, gives hourly services to Ipswich, which has regular services to London Liverpool Street.



Council Tax Band: B



DESCRIPTION

A charming two bedroom semi-detached house in a central town location. The property, located on Albion Street, is in an excellent location for walking to the station, high street and shops and would be an ideal home once renovations have been conducted.

OUTSIDE

The property benefits from front and rear gardens. The front garden is accessed from Albion Street. The front garden is spacious and access the front door and side gate via a pathway. A side gate opens to the side patio area, continuing past the kitchen side door and into the rear garden. The rear garden, currently overgrown but to be cleared, also includes a useful brick-built store.

LIVING ROOM

A welcoming space, featuring two sash windows to the side elevation and a glazed front door that allow natural light in. Two radiators sit beneath the windows, while exposed floorboards and a brick chimney with log burner create a cosy, characterful feel. Additional storage is provided by a built-in cupboard, and stairs lead up to the first-floor landing.

KITCHEN

Positioned to the rear of the property, the kitchen includes a sash window overlooking the garden, a radiator, and a range of units at both base and eye level. It is fitted with a sink, oven with gas hob, and extractor fan above.

LANDING

The first-floor landing provides access to the bathroom and both bedrooms, with a window to the side elevation allowing further natural light.

BATHROOM

Comprising a bath, WC, and wash basin, with a radiator positioned beneath a sash window to the rear elevation. The room also houses the gas combination boiler.

BEDROOM ONE

A generously sized principal bedroom featuring a sash window with radiator

beneath. A fireplace acts as a charming focal point, complemented by tall ceilings and an exposed beam.

BEDROOM TWO

A well-proportioned room with sash window to the side elevation, radiator, and a built-in cupboard with hanging rail.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently B.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENTS

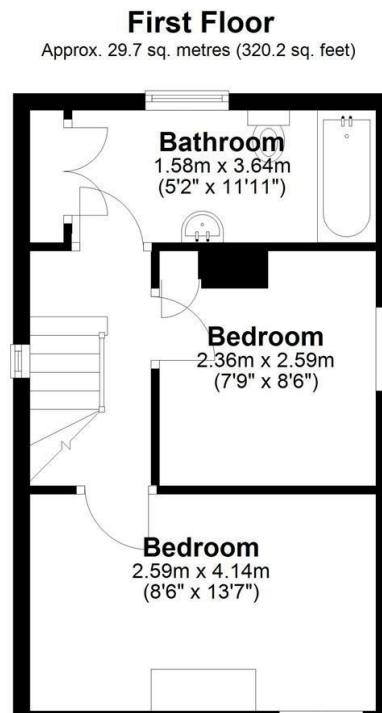
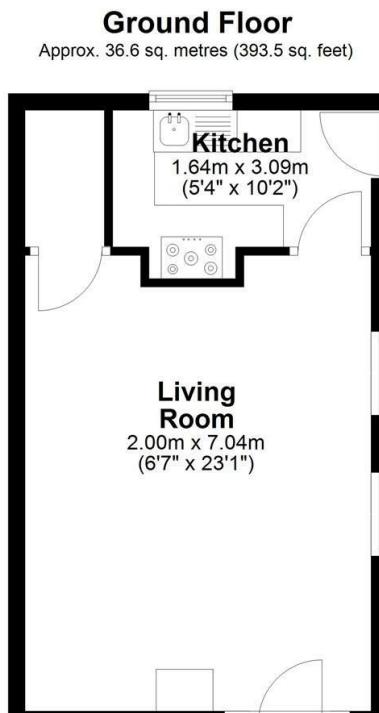
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

Email: enquiries@flickandson.co.uk

Tel: 01728 633777 Ref: 20952/RDB.

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.



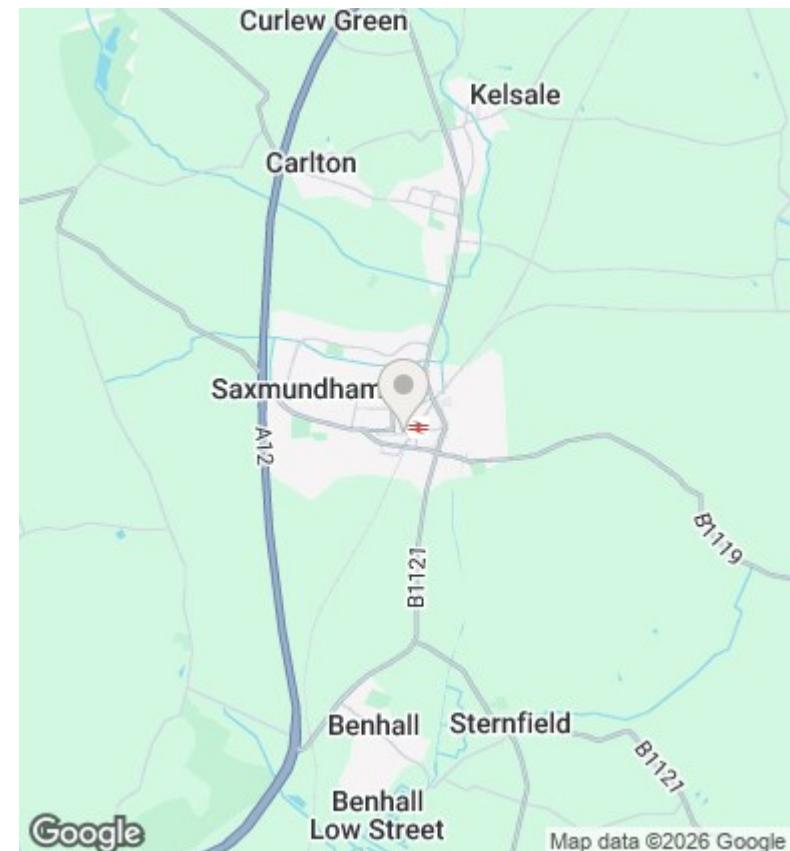
Total area: approx. 66.3 sq. metres (713.7 sq. feet)

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	74
(81-91)	B	43
(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

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.

Viewings

Viewings by arrangement only. Call 01728 633777 to make an appointment.