

JENNIE JONES

EST. 1993

ESTATE AGENTS

FRANKLIN ROAD

Saxmundham | Suffolk

£210,000

38 FRANKLIN ROAD, SAXMUNDHAM, IP17 1FJ

SPACIOUS TWO BEDROOM END-TERRACE HOME WITH ENCLOSED GARDEN & ALLOCATED PARKING

Saxmundham Town Centre & Railway Station – 0.5 mile
Snape Maltings – 5 miles
Aldeburgh – 7 miles
Framlingham – 8 miles

• Entrance Porch • Open Plan Sitting Room / Kitchen • • Cloakroom • Two Bedrooms • • Family Bathroom • Enclosed Rear Garden • • Allocated Parking •

The Property

Occupying a convenient position within a popular residential area of Saxmundham, this attractive two bedroom end of terrace home offers well-proportioned accommodation extending to approximately 745 sq ft, together with an enclosed rear garden and allocated parking to the front.

The ground floor is centred around an impressive open-plan sitting room and kitchen, measuring approximately 26'9" in length. The generous proportions provide excellent flexibility for both comfortable living and dining, whilst the kitchen area is positioned towards the front of the property.

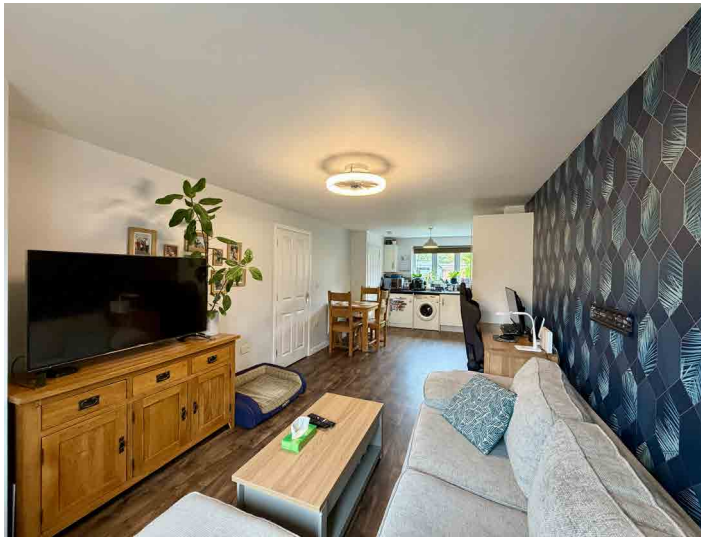
A useful ground-floor WC and entrance hall complete this level.

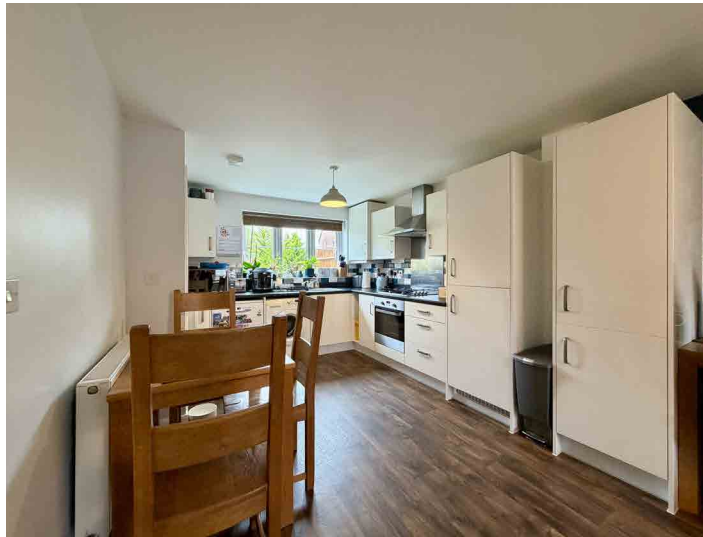
Upstairs, the property offers two well-proportioned bedrooms, with the principal bedroom measuring approximately 13'11" x 11'2". A modern family bathroom serves both bedrooms.

Outside, the enclosed rear garden provides a private space for relaxing and entertaining, whilst also offering scope for those with a keen interest in gardening. Allocated parking to the front provides convenient off-road parking.

The property offers an appealing combination of space, low-maintenance living and a convenient town location,







making it particularly well suited to first-time buyers, couples, downsizers or investors.

Location
Saxmundham is a thriving Suffolk market town offering an excellent range of everyday amenities, including Waitrose and Tesco supermarkets, independent shops, cafés, restaurants and a weekly market. The town also benefits from a railway station, with services connecting via Ipswich towards London Liverpool Street.

Services: Mains electricity, water, gas and drainage.
Heating: Gas-fired central heating.

EPC: C
Council Tax: Band B
Local Authority: East Suffolk Council

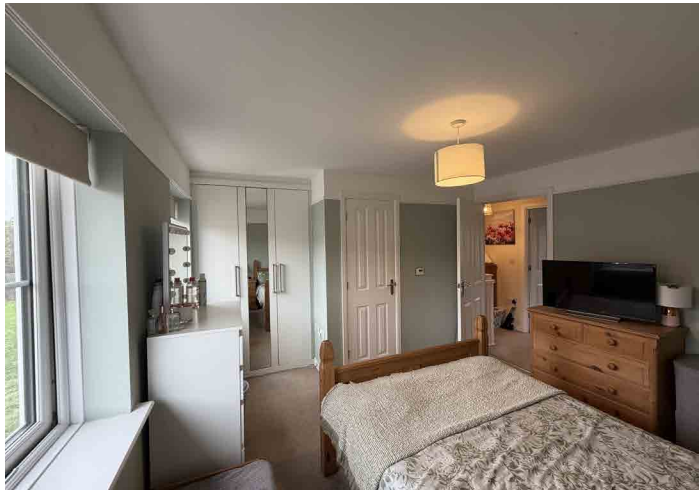
The property is offered for sale on a 75% ownership share basis, with Saffron Housing retaining the remaining 25% interest. The property is held on a leasehold basis, under a shared equity arrangement.

An annual rent of £1.00 is payable in accordance with the terms of the lease. A service charge of £91.41 per annum is also currently being charged.

We understand that there may be provision for the owner to acquire Saffron Housing's remaining 25% interest in the future, potentially allowing for 100% ownership of the property. Any such acquisition will be subject to Saffron Housing's terms and the relevant legal arrangements.

Prospective purchasers are advised to seek confirmation from their legal adviser regarding the precise terms of the shared equity arrangement, including the process and basis upon which Saffron Housing's retained interest may be acquired, together with the applicable lease terms, rent and service charge provisions.















Total Area: 69.2 m² ... 745 ft²







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