





Saxon Road, SAXMUNDHAM, IP17 1EF

william h brown

welcome to

Saxon Road, SAXMUNDHAM

Discover this charming semi-detached home in Saxmundham, featuring three spacious bedrooms, a private driveway, and a secluded rear garden. The highlight is the inviting sunroom, perfect for relaxation. Viewings are highly recommended to appreciate its full potential.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Living Room

16' 1" x 9' 11" (4.90m x 3.02m)

A well-proportioned reception room enjoying a double glazed window to the front aspect, a radiator and convenient access to the hallway.

Kitchen

12' 2" x 10' 8" (3.71m x 3.25m)

Fitted with a range of eye-level and waist-level cupboards, with space for a freestanding fridge freezer and cooker. Doors lead through to the sun room and hallway.



Sun Room

11' 4" x 6' 1" (3.45m x 1.85m)

Sun room with surrounding windows, French doors opening to the garden, and a radiator.

Bathroom

Fitted with a bath and wash hand basin with wooden storage unit beneath. Tiled flooring and a frosted double glazed window providing natural light and privacy

Cloakroom

Comprising a WC with tiled walls, frosted double glazed window, and door leading to the hallway.

Bedroom One

A good-sized master bedroom featuring a double glazed window to the side aspect, fitted shelving and useful storage space. Door leading to the hallway.



Bedroom Two

14' 8" x 8' (4.47m x 2.44m)

A good-sized second bedroom with a double glazed window to the rear aspect and door leading to the hallway.

Bedroom Three

8' 8" x 7' 10" (2.64m x 2.39m)

Third bedroom with double glazed window, radiator, and door to the hallway. A versatile room suitable for a range of uses.

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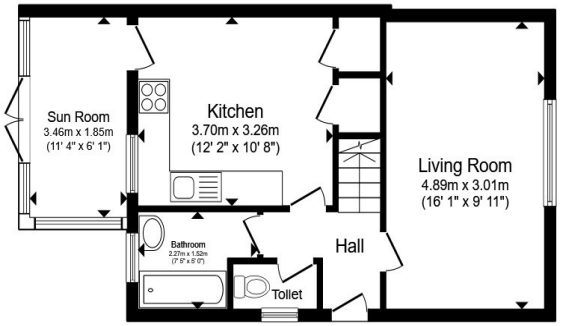
Saxon Road, SAXMUNDHAM

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached Home
- Three Bedrooms

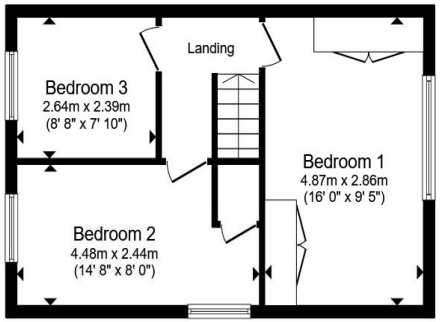
Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£190,000



Ground Floor



First Floor

Total floor area 84.2 m² (907 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

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The Property Ombudsman

Property Ref:
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