



Albion Street, Saxmundham, IP17 1BL

welcome to

Albion Street, Saxmundham

****GUIDE PRICE £180,000 - £190,000 **** 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.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



welcome to

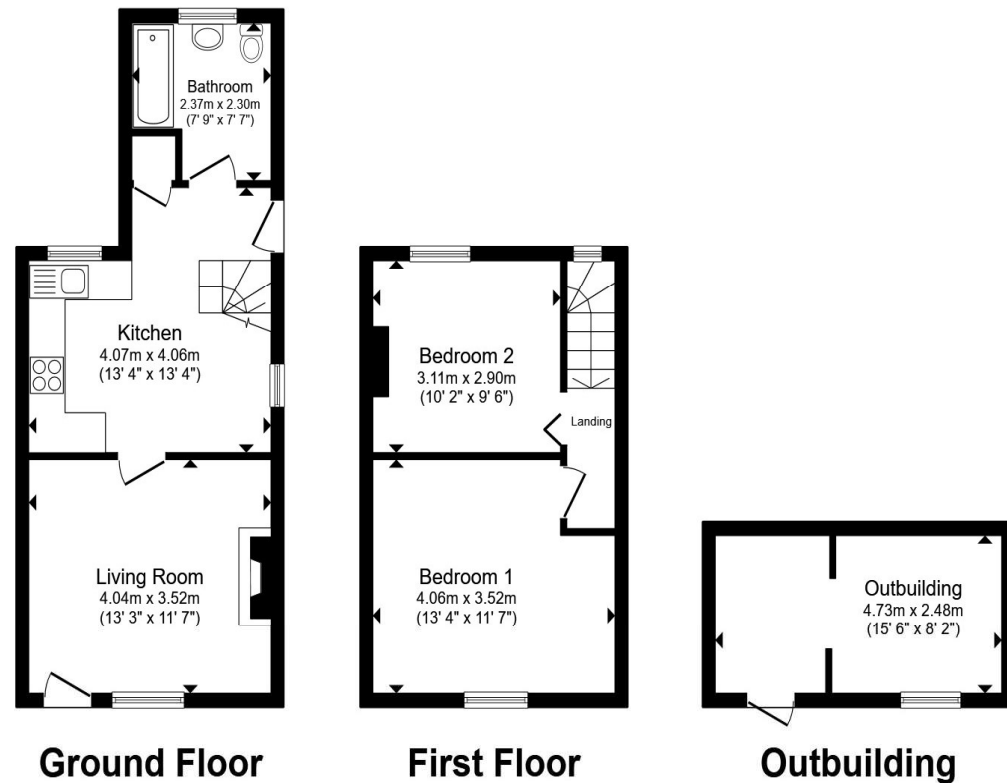
Albion Street, Saxmundham

- 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

£180,000



Total floor area 71.6 m² (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


william
h brown

view this property online williamhbrown.co.uk/Property/FLH105616



Property Ref:
FLH105616 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01728 723923



Framlingham@williamhbrown.co.uk



26 Market Hill, Framlingham, WOODBRIDGE,
Suffolk, IP13 9AN



williamhbrown.co.uk