

JENNIE JONES

EST. 1993

ESTATE AGENTS



HERON ROAD

Saxmundham | Suffolk

£225,000

17 HERON ROAD, SAXMUNDHAM, IP17 1WR

Saxmundham Railway Station – 0.4 miles
Snape Maltings – 5 miles
Aldeburgh – 8 miles
Southwold – 10 miles

- Entrance Hall ● Sitting Room ● Kitchen/Dining Room ●
- Two Bedrooms ● Principal Bedroom with En-suite ●
- Family Bathroom ● Enclosed Rear Garden ●
- Garage & Parking ●

The Property

17 Heron Road is a well proportioned two bedroom home, pleasantly situated within an established residential development in the popular market town of Saxmundham. Offered for sale with no onward chain, the property represents an excellent opportunity for first time buyers, investors or those simply looking for a manageable and conveniently located home.

The sitting room is a particularly good size, extending to approximately 14'10" in length, with a window to the front and a feature fireplace providing a natural focal point to the room.

To the rear is the kitchen/dining room, extending across the width of the property and providing plenty of space for both cooking and dining. The kitchen is fitted with a range of wall and base units with work surfaces over, together with an inset sink, gas hob and built-in oven. There is space and plumbing for a washing machine, while a window and sliding glazed doors provide plenty of natural light and direct access onto the rear garden.

On the first floor, the landing serves two bedrooms and the family bathroom. Bedroom one is a good sized double room with built-in storage, while bedroom two provides a comfortable second bedroom again with built in storage, home office or guest room. The bathroom is fitted with a white suite comprising panelled bath with shower over, wash basin and WC.

A GREAT FIRST STEP ONTO THE PROPERTY LADDER



Outside

The rear garden is fully enclosed and designed to be relatively straightforward to maintain. A paved terrace immediately adjoining the house provides space for outside seating, beyond which is an area of lawn. A convenient gate gives access to the garage and parking area.

With sensible accommodation, a private garden and a convenient position within Saxmundham, 17 Heron Road should have broad appeal, particularly to those taking their first step onto the property ladder or seeking an investment property.

Location

Saxmundham is a thriving market town in the heart of East Suffolk, ideally located for the Suffolk Heritage Coast and surrounding countryside.

The town offers a good range of amenities including supermarkets, independent shops, cafés, pubs, a primary school, doctors' surgery and railway station. Regular rail services run towards Ipswich and London Liverpool Street, while the A12 provides easy road access to Ipswich, Woodbridge and beyond.

Aldeburgh and Thorpeness are within easy reach, together with popular attractions including Snape Maltings, RSPB Minmere and the wider Suffolk Heritage Coast.

Services

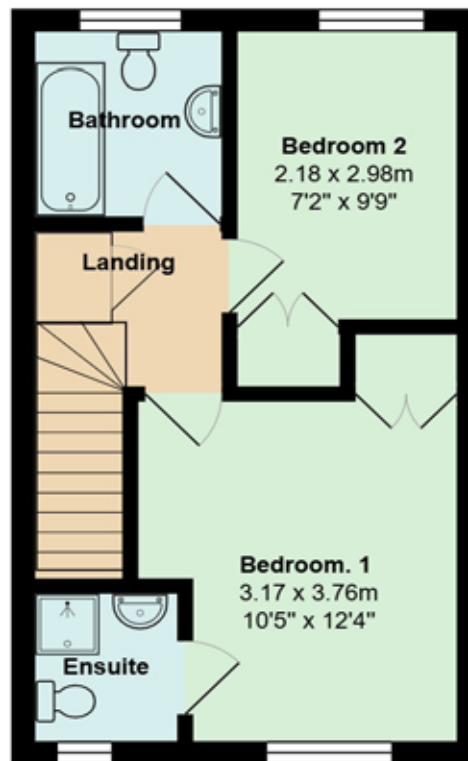
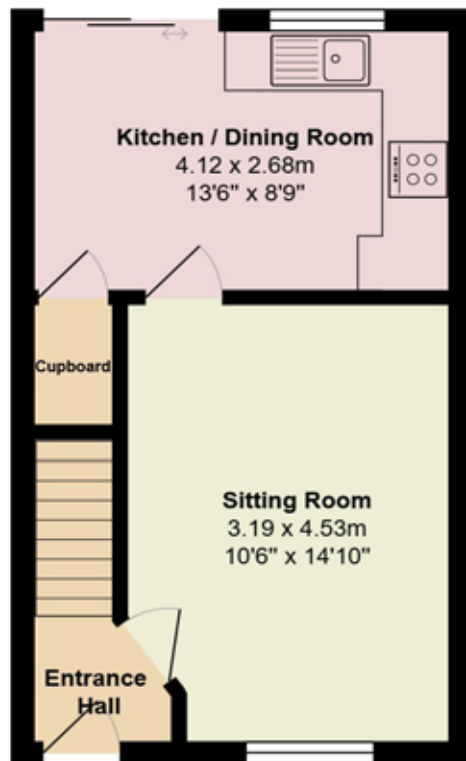
Mains electricity, gas, water and drainage are connected. Heating, Gas-fired central heating via radiators.

Local Authority

East Suffolk Council. Tax Band - B

EPC Rating - C





Total Area: 61.3 m² ... 659 ft²

All measurements are approximate and for display purposes only



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