

SAXON ROAD

Saxmundham | Suffolk

£115,000

93 SAXON ROAD, SAXMUNDHAM, IP17 1EF

A PRACTICAL TWO BEDROOM GROUND FLOOR APARTMENT WITH ITS OWN PRIVATE REAR GARDEN

Saxmundham Town Centre & Railway Station – 0.6 miles
Snape Maltings – 5 miles
Aldeburgh – 7 miles
Leiston – 5 miles
Framlingham – 8 miles

• Entrance Hall • Sitting Room • Kitchen • Two Bedrooms •
• Wet Room • Enclosed Garden •



















The Property

93 Saxon Road is a purpose-built ground-floor apartment offering approximately 626 sq ft of accommodation, the property provides a practical and comfortable arrangement of rooms, with two bedrooms, a separate sitting room, kitchen and wet room, all on one level.

An entrance hall provides access to the accommodation, with useful built-in cupboards offering storage for everyday household essentials.

The sitting room is a comfortable reception room, measuring up to approximately 16'5" in length. A broad window allows natural light into the room, while its proportions provide space for sofas, occasional furniture and a television.

The kitchen is positioned separately from the sitting room and provides a practical area for cooking and food preparation, with space for the usual kitchen appliances.

There are two bedrooms, both of useful proportions. The larger measures approximately 13'3" in length, while the second provides flexibility as a further bedroom, guest room or home office.

The wet room is fitted with a shower area, wash basin and WC, offering a practical alternative to a conventional bathroom.

The apartment benefits from gas-fired central heating via radiators and UPVC double glazing.

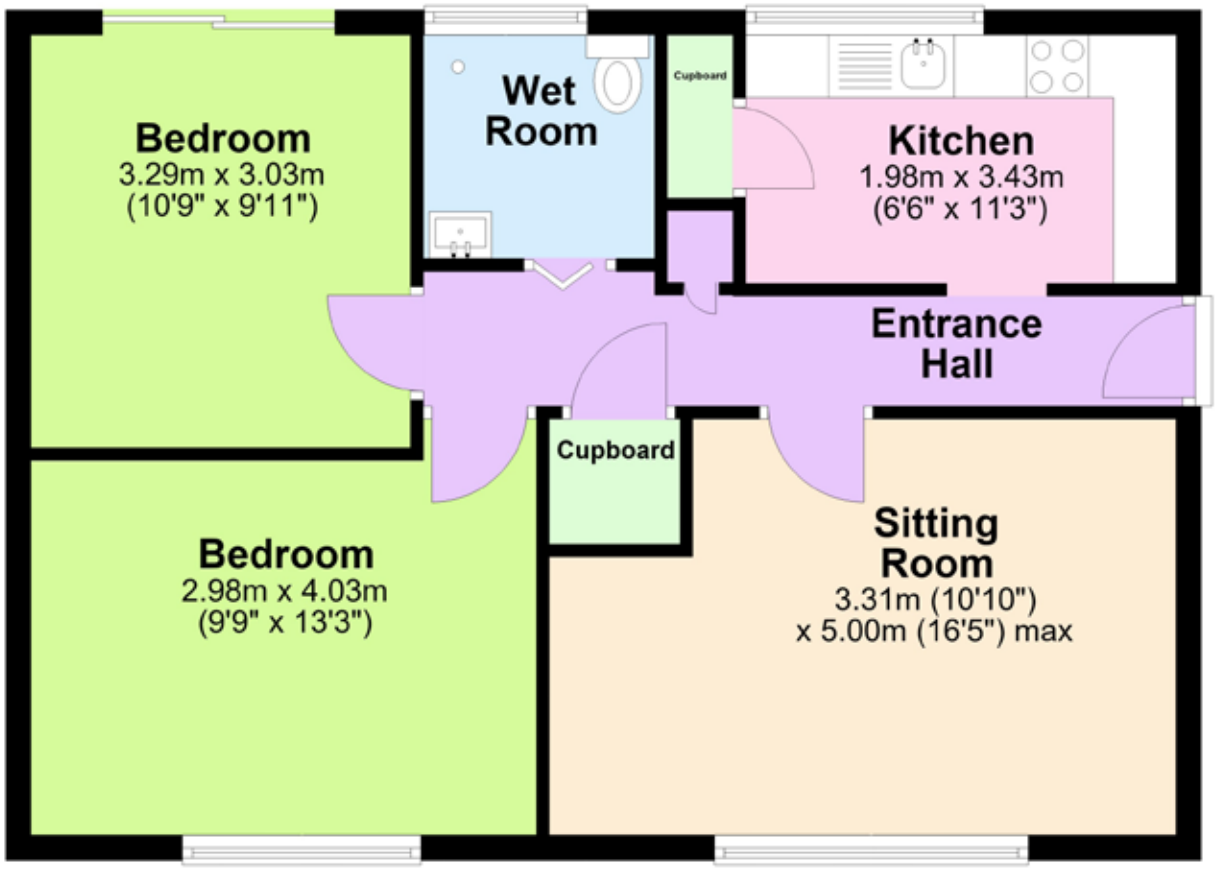
With its manageable accommodation, ground-floor position and private garden, the property may particularly appeal to first-time buyers, those looking to downsize or purchasers seeking a conveniently located home within Saxmundham.

Outside, a particularly attractive feature of the apartment is its own private rear garden.

Providing a welcome extension to the living accommodation, the garden offers an opportunity to enjoy time outside, whether sitting with a morning coffee, tending a few plants or simply having somewhere to relax during the warmer months. For a ground-floor apartment, this additional outside space is a genuinely useful benefit and helps distinguish the property from more conventional flats.

Ground Floor

Approx. 58.1 sq. metres (625.6 sq. feet)



Total area: approx. 58.1 sq. metres (625.6 sq. feet)

Services
Mains electricity, gas, water and drainage are understood to be connected. Gas-fired central heating via radiators. UPVC double glazing.

Tenure - Leasehold
Original lease term: 125 years from 1985.
Approximately 84 years remaining, subject to confirmation by the seller's solicitor. Ground rent, service charge and any other leasehold obligations are to be confirmed.

Local Authority - East Suffolk Council
Council Tax Band - A

EPC - C

The Location
Saxmundham is a thriving Suffolk market town situated a short distance inland from the Heritage Coast, providing a convenient base for both everyday living and exploring the surrounding countryside.

The town offers a good selection of independent shops, cafés, restaurants and public houses, together with supermarkets, a medical centre and other essential services.

Saxmundham railway station provides connections towards Ipswich and Lowestoft, with onward services to London Liverpool Street.

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