



Saxmundham,

Guide Price £210,000

- Completed Onward Chain
- Conservatory with Patio Doors
- Walking Distance to Train Station & High Street
- Beautifully Presented Throughout
- South Facing Rear Garden
- EPC - C
- Two Off Road Parking Spaces
- Upstairs Bathroom

Mill Road, Saxmundham

A Finely Presented Two Bedroom Terraced House with Two Parking Spaces situated in this excellent location within walking distance from the town centre & train station. The market town of Saxmundham lies just off the A12 with a good range of traditional shops in its High Street centre, with further amenities within the town including both primary and free schools, library, doctors and dentists surgeries, Waitrose and Tesco supermarkets. The local railway station which lies just west of the town centre, gives hourly services to Ipswich, which has regular services to London Liverpool Street.



Council Tax Band: B



Tenure

Freehold

Outside

The property benefits from two parking spaces to the rear, set on a slabbed parking area. A rear gate provides access to the private, south-facing garden. The garden is beautifully presented, featuring a patio area ideal for outdoor dining, along with a low-maintenance shingled section. A storage shed is also included.

Entrance Hallway

A bright and welcoming hallway with access to both the kitchen and living room. Radiator.

Kitchen

Fitted with a range of base and wall-mounted units. A double-glazed window above the sink overlooks the front elevation. The kitchen includes an oven with four gas hobs and an extractor fan above, with allocated space for a washing machine and dishwasher. Gas boiler located in the corner. Radiator.

Living Room

A spacious and light-filled living area, enhanced by large double-glazed patio doors and a window overlooking the south-facing garden. Features include under-stairs storage, two radiators, and a staircase leading to the first-floor landing.

Conservatory

Accessed via patio doors from the living room, this fully double-glazed conservatory provides additional versatile living space year-round thanks to a radiator and ceiling blinds. Direct access to the rear garden.

First Floor Landing

A warm and inviting space with carpeted flooring. Provides access to both bedrooms and the bathroom. Includes an airing cupboard and loft hatch.

Bedroom One

A generous double bedroom with a triple-pane, double-glazed window overlooking the rear garden. Benefits from two built-in wardrobes offering ample shelving and hanging space. Radiator.

Bedroom Two

A well-proportioned second bedroom with a double-glazed window and radiator below. Includes a large storage cupboard.

Bathroom

A modern suite comprising a bath with overhead shower, WC, and wash basin. Finished with full tiling, a heated towel rail, and a frosted double-glazed window to the front elevation.

Outgoings

Council Tax Band Currently B

Viewing Arrangements

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

Email: enquiries@flickandson.co.uk

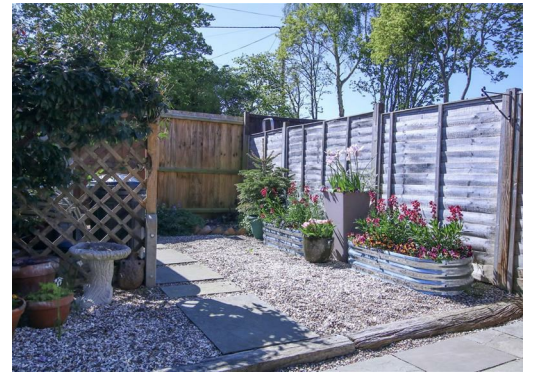
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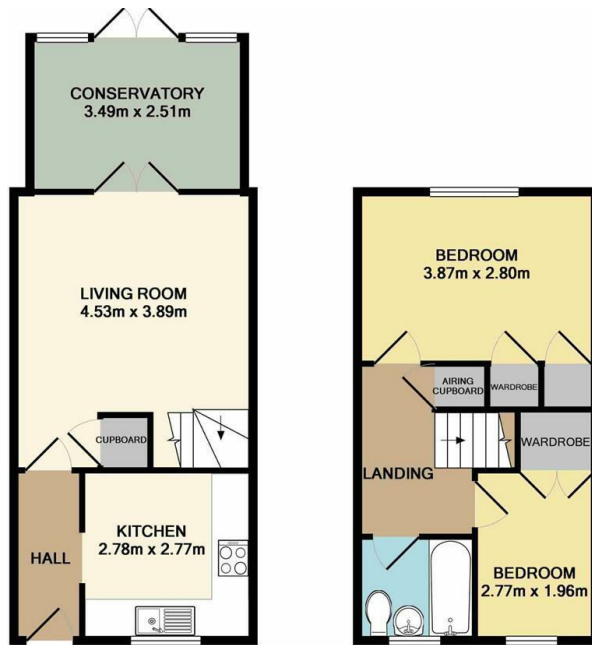
Fixtures & Fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the

photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.





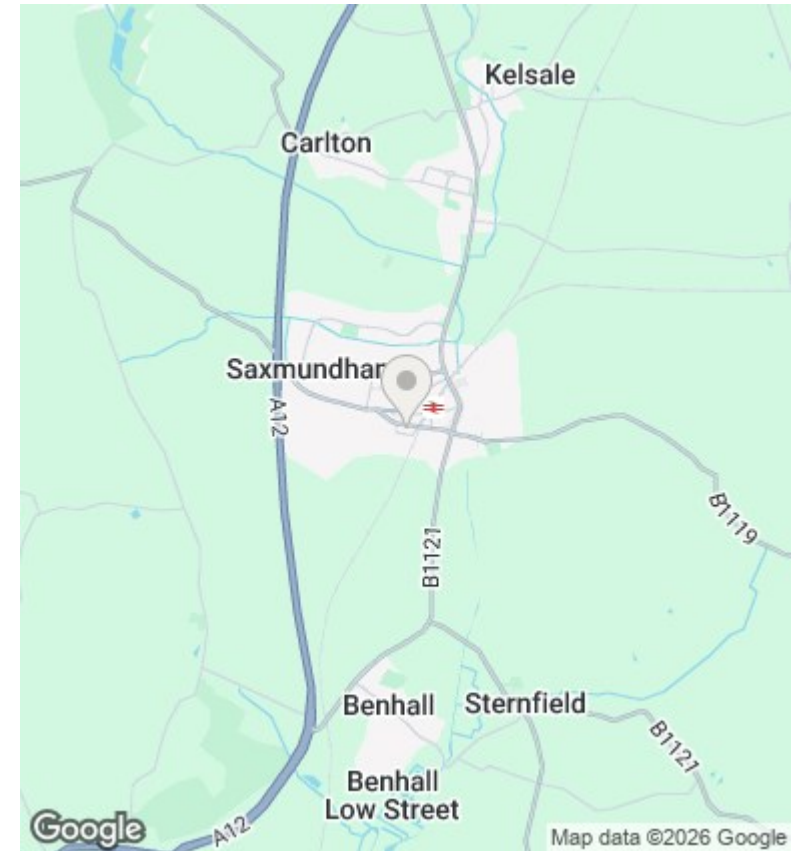


GROUND FLOOR
APPROX. FLOOR
AREA 37.2 SQ.M.
(400 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 28.3 SQ.M.
(304 SQ.FT.)

TOTAL APPROX. FLOOR AREA 65.4 SQ.M. (704 SQ.FT.)

Net Internal Floor area excluding all walls. Whilst every attempt has been made to ensure the accuracy of the floor plans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should not be used for any other purposes by any prospective purchaser or any other party. Made with Metropix 2007. Made with Metropix ©2019.



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	73	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com