



Saxmundham, Suffolk

Guide Price £235,000

- Bright and cosy living room with electric fire and useful under-stairs storage
- Two well-proportioned double bedrooms with built-in storage
- Paved terrace area, perfect for outdoor dining and relaxing
- Side access with right of way for neighbouring properties (Numbers 13 and 17)
- Dining area, ideal for entertaining and family meals
- Family bathroom with shower over bath and heated towel rail
- Convenient off-road parking space located directly in front of the property
- Light-filled garden room offering a versatile additional living space
- Beautiful south-facing garden arranged over three sections with two sheds
- Charming Victorian Cottage

St Johns Road, Saxmundham

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 dentist's 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 St.



Council Tax Band:



ENTRANCE HALL

Upon entering the property, you are welcomed into the entrance hall with a staircase directly ahead. A door to the right provides access to the main living accommodation.

LIVING ROOM

A warm and inviting living room featuring an electric fire, perfect for cosy evenings. A double-glazed window to the front aspect fills the room with natural light, while a generously sized under-stairs cupboard offers excellent storage.

DINING ROOM

Open from the living room, the dining room is a bright and well-proportioned space, ideal for entertaining. There is ample room for a dining table and chairs, making it perfect for both everyday meals and hosting guests.

KITCHEN

The property benefits from a galley-style kitchen with a rear-facing window overlooking the garden. The kitchen offers a good range of cupboard space, providing practical and efficient storage.

GARDEN ROOM

An exceptionally light and airy space, the garden room is a wonderful addition to the home. It provides a versatile area, ideal for relaxing and enjoying the garden, particularly during the summer months.

BEDROOM ONE

A spacious double bedroom positioned at the front of the property, featuring a double-glazed window and a deep built-in wardrobe which houses the gas central heating boiler.

BEDROOM TWO

A well-proportioned and bright double bedroom to the rear, enjoying views over the south-facing garden. The room also benefits from a built-in storage cupboard.

FAMILY BATHROOM

A bright and airy bathroom with a frosted window overlooking the south-facing garden. The suite comprises a built-in vanity unit with sink, WC, bath with shower over, and a heated towel rail.

OUTSIDE

The property boasts a beautifully maintained, south-facing garden arranged across three sections. Immediately outside the garden room is a paved terrace, perfect for outdoor dining and enjoying the sun. Beyond this lies a potting area and lawn, complete with a garden shed. At the far end, a further section has been left in a natural state, offering additional character and also featuring a second shed.

AGENT'S NOTE

Please note there is a right of way through the side gate for Numbers 13 and 17.

PARKING

There is one off-road parking space conveniently located directly in front of the property.

SERVICES

Mains Gas, Water, Electricity

First Floor Landing

Doors to all bedrooms and family bathroom. Loft hatch access and useful storage cupboard.

VIEWING ARRANGEMENT

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20616/RDB.

FIXTURES & FITTINGS

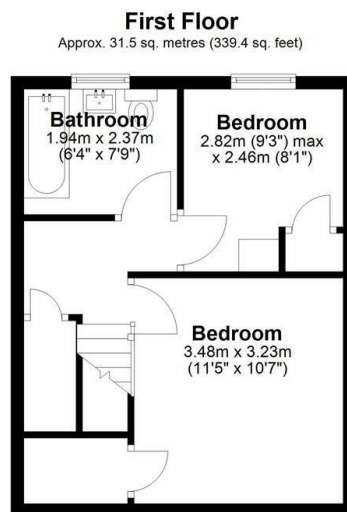
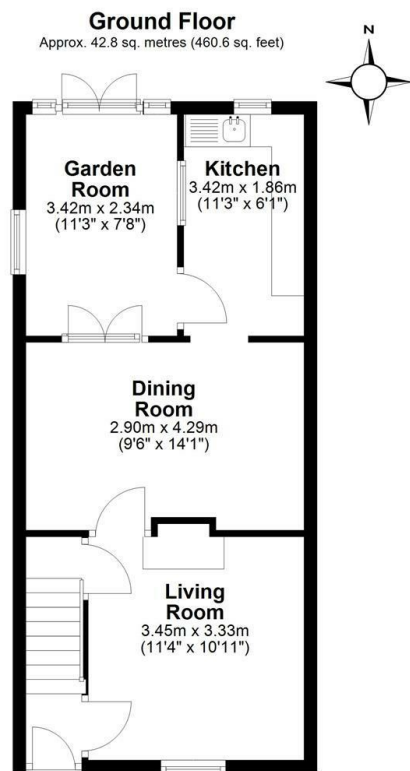
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in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

OUTGOINGS

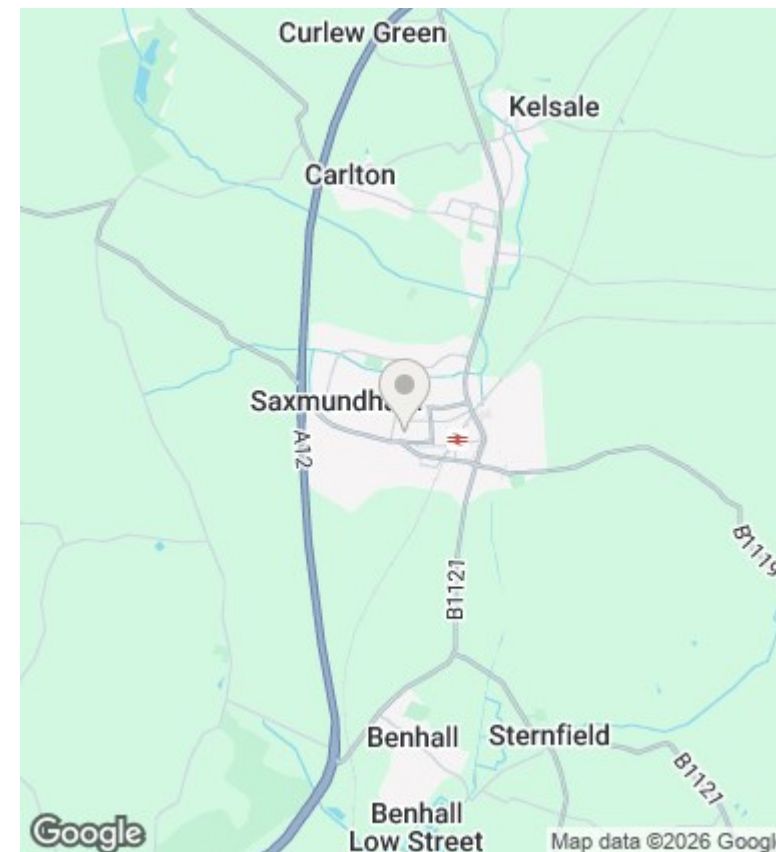
Council Tax Band: A







Total area: approx. 74.3 sq. metres (800.0 sq. feet)



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Energy Efficiency Rating

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