



Saxmundham, Suffolk

Guide Price £149,000

- Charming Town Centre Cottage
- Walking distance of main shops and Railway Station
- First floor bathroom
- Courtyard Garden
- Spacious Bedroom
- Period features
- On road parking
- Mezzanine Level study/Store
- EPC Exempt

Angel Yard, Saxmundham

A charming Grade 11 Listed town cottage located in the centre of the popular market town of Saxmundham which 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, dentists, surgeries, and 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: A



DESCRIPTION

A charming period cottage full of character, ideally situated in the heart of the popular market town of Saxmundham. Set within a historic row of cottages, this delightful property combines exposed timbers, an attractive brick fireplace and traditional features with well-presented, practical accommodation.

The ground floor comprises a welcoming sitting room with exposed beams and sealed fireplace, leading through to a galley-style kitchen with shaker-style units and access to a private paved rear courtyard.

Upstairs, the characterful bedroom features exposed wall and ceiling timbers, an imposing brick fireplace and a useful mezzanine area, accessed via a ladder-style staircase and ideal for storage or a study. There is also a bathroom with white suite and heated towel rail.

TENURE

Freehold

OUTGOINGS

Council tax band currently A

SERVICES

Mains electricity, water and drainage

VIEWING ARRANGEMENTS

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: 21202/RDB.

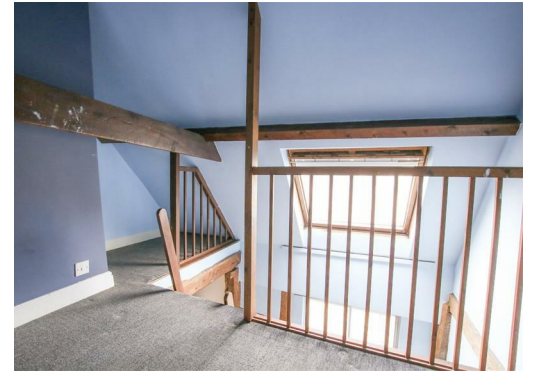
FIXTURES AND FITTINGS

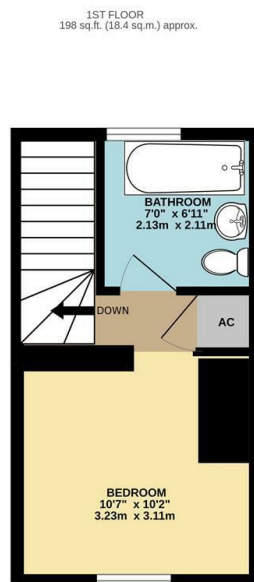
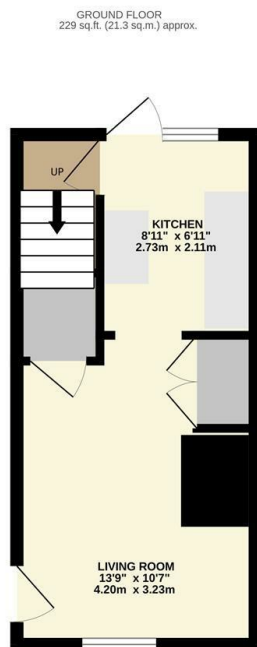
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ANTI-MONEY LAUNDERING (AML) AND ID CHECKS

Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant

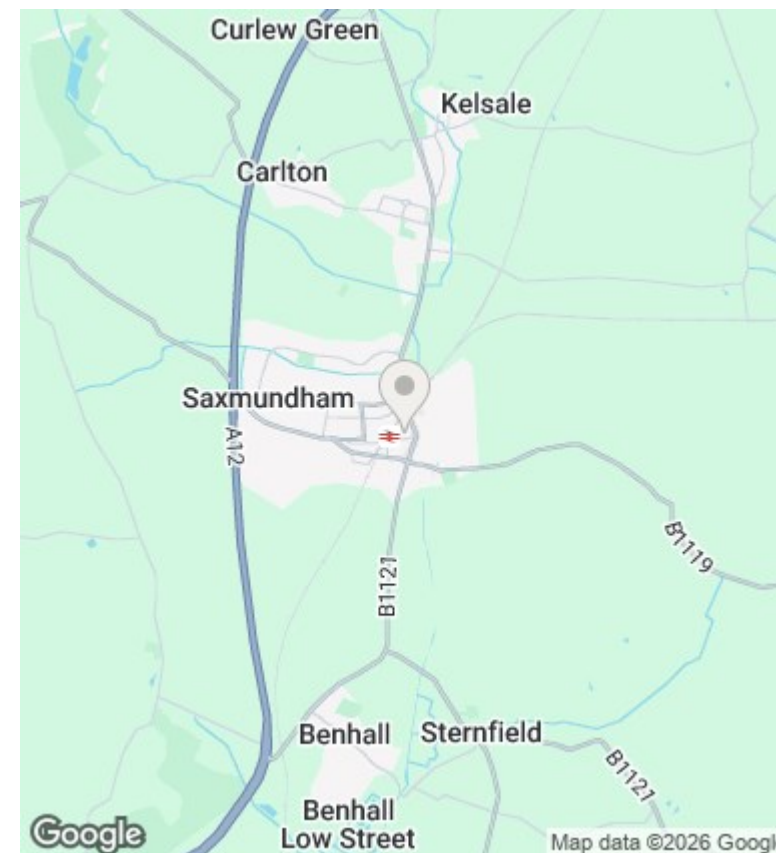






TOTAL FLOOR AREA: 426 sq.ft. (39.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

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Energy Efficiency Rating

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