

JENNIE JONES

EST. 1993

ESTATE AGENTS



**ALBION STREET**

Saxmundham | Suffolk

**£199,995**

## 44 ALBION STREET, SAXMUNDHAM, IP17 1BL

Saxmundham Town Centre – 0.3 miles  
Saxmundham Railway Station – 0.4 miles  
Snape Maltings – 5 miles  
Aldeburgh – 7 miles

- Sitting Room ● Dining Room ● Kitchen ● Family Bathroom ●
- Two Bedrooms ● Upstairs Toilet ●
- South Facing Rear Garden ● On Road Parking ●

### The Property

44 Albion Street is a charming end-of-terrace cottage, offering an appealing combination of traditional character, practical accommodation and a particularly lovely south-facing garden.

Arranged over two floors, the house has been sensibly laid out, with two separate reception areas downstairs giving it rather more flexibility than its footprint might initially suggest.

The front door opens directly into the sitting room, a comfortable and welcoming space with windows bringing in plenty of natural light. A brick-lined fireplace provides a natural focal point to the room, while a recessed area alongside incorporates useful fitted storage.

Beyond is the separate dining room, providing a proper space for a dining table and linking naturally with the kitchen beyond. There is also a door opening directly onto the rear garden.

The kitchen itself is fitted with a range of contemporary white units complemented by dark work surfaces. A rooflight together with windows to the side make this a surprisingly bright space, while there is good provision for appliances and everyday storage.

Beyond the kitchen is the ground-floor bathroom, fitted with a white suite.

## A CHARMING TWO-BEDROOM END OF TERRACE COTTAGE WITH A LOVELY SOUTH-FACING GARDEN



Stairs rise from the dining room to the first-floor landing. The main bedroom is a particularly pleasant double room, with windows to both the front and side providing plenty of natural light.

The second bedroom is more compact but provides useful additional accommodation as a single bedroom, nursery, home office or occasional guest room. A separate WC completes the first floor.

### Outside

There is a pedestrian right of way that runs along the back of the property, but the main garden is fully enclosed and private.

A paved area immediately behind the house leads to an established cottage-style garden with lawn, mature shrubs, roses and planting. At the far end, an attractive summer house provides a lovely space for sitting out, hobbies or simply enjoying a quiet coffee.

Useful side access is an added benefit, particularly for a terraced cottage.

### The Location

Albion Street is conveniently located in Saxmundham, with the town's shops, cafés and everyday amenities all within easy reach.

The railway station provides regular services on the East Suffolk Line towards Ipswich, London and Lowestoft. The property is also well placed for exploring the Suffolk Heritage Coast, with Snape Maltings, Aldeburgh and the surrounding countryside all easily accessible.

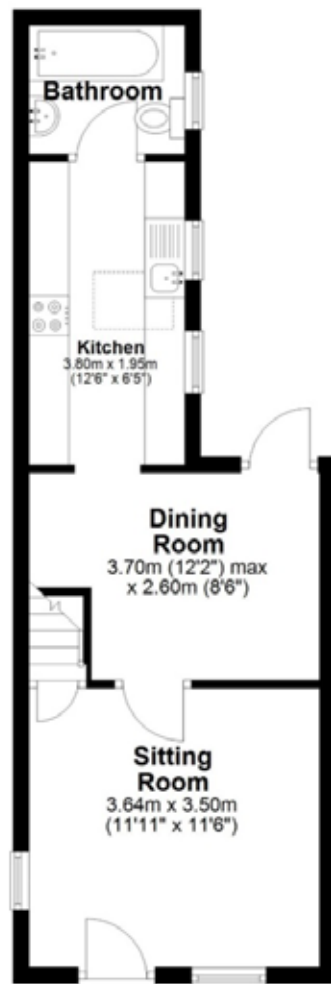
**Services** - Mains electricity, gas, water and drainage. Gas fired central heating.

**Local Authority** - East Suffolk Council. Council Tax - A  
**EPC Rating** D



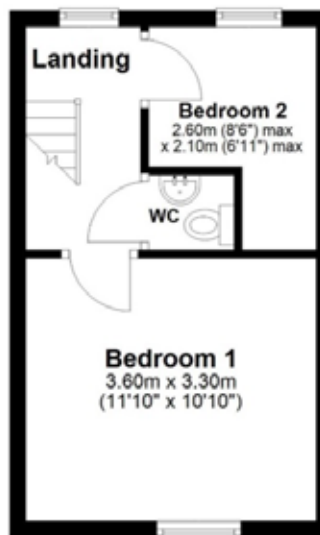
## Ground Floor

Approx. 33.7 sq. metres (362.3 sq. feet)



## First Floor

Approx. 22.3 sq. metres (240.5 sq. feet)



Total area: approx. 56.0 sq. metres (602.8 sq. feet)



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