



Saxmundham,

Guide Price £170,000

- Gas Central Heating
- First Floor Bathroom
- Garden
- Double Glazing
- Separate Sitting Room and Living/dining Room
- No Onward Chain
- 2 Double Bedrooms
- Fitted Kitchen
- EPC -

Fairfield Road, Saxmundham

END TERRACE 2 BEDROOM HOUSE with GARDEN A 2 minute walk from the town centre.

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, offers hourly services to Ipswich, which has regular services to London Liverpool Street.



Council Tax Band: B



DESCRIPTION

Ideally positioned just a two-minute walk from the centre of the popular market town of Saxmundham, this well-located end-of-terrace home offers convenient access to a range of shops, supermarkets and the town's railway station, making it ideal for both daily living and commuting.

The accommodation is well arranged. An entrance door opens into a lobby leading through to a comfortable sitting room featuring a tiled fireplace with gas fire and a double-glazed window overlooking Fairfield Road. A door then leads into a separate dining/living room, also with a tiled fireplace and gas fire, an enclosed staircase rising to the first floor, and a window overlooking the rear garden. From here, a rear lobby with storage cupboard provides access to the garden and connects to the kitchen, which is fitted with a range of base and wall units, work surfaces, single drainer sink unit, gas cooker point with stainless steel hood over, tiled surrounds and a window overlooking the garden.

On the first floor, a side window provides natural light to the landing, which also gives access to the loft. There are two bedrooms, both with built-in cupboards, the principal bedroom overlooking the street and the second bedroom enjoying views over the rear garden. A spacious bathroom completes the accommodation, fitted with a white suite comprising a P-shaped shower bath with shower and screen, wash basin with storage below, WC, tiled walls and a double-glazed window.

Outside, a concrete pathway leads through the garden past useful brick stores to a patio seating area, partially enclosed by wall and

planted with a variety of flowering plants and shrubs, along with a small lawned section. A hand gate provides rear access to Fairfield Road, via the neighbouring property.

TENURE

Freehold

OUTGOINGS

Council Tax Band Currently B

SERVICES

Mains gas, electricity, water and drainage.

AGENTS NOTE

The property has suffered from historic structural movement. Repair works have been completed in accordance with Structural Engineers report. Documentation available on request.

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: 20100/RDB.

FIXTURES AND 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.

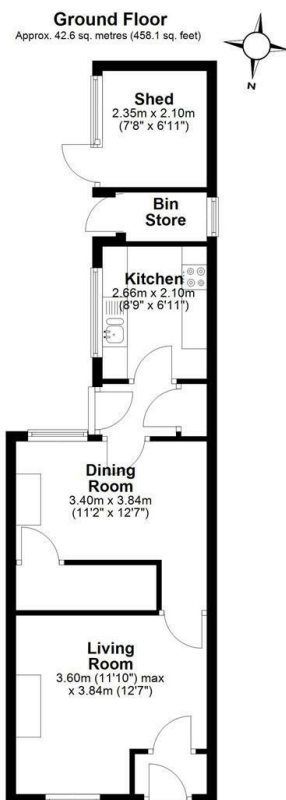
ANTI-MONEY LAUNDERING (AML) AND ID CHECKS

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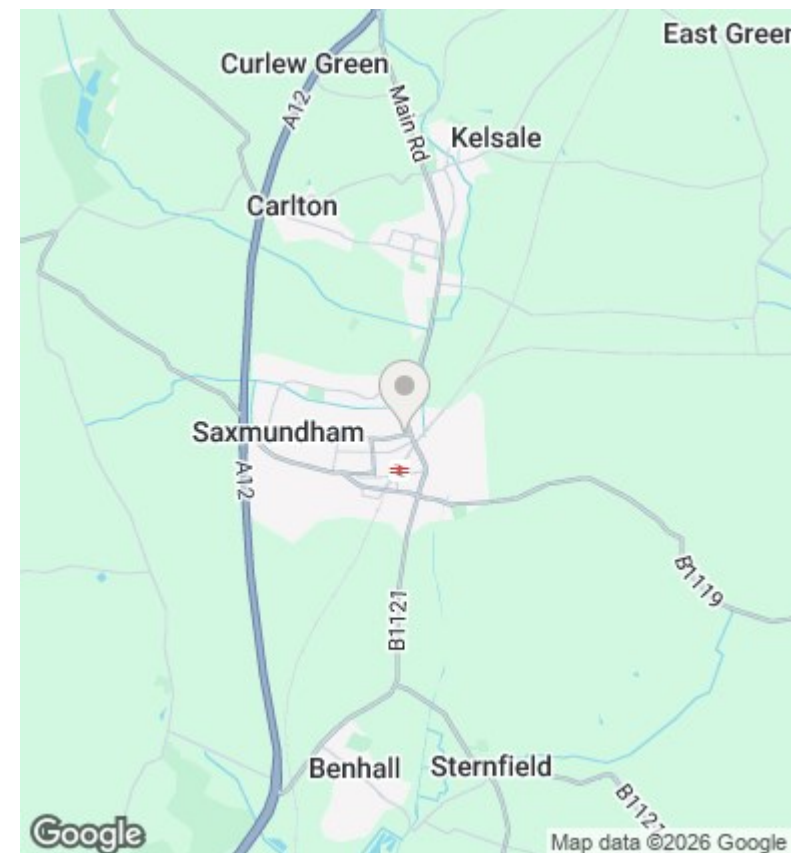
Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged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







Total area: approx. 78.1 sq. metres (840.2 sq. feet)

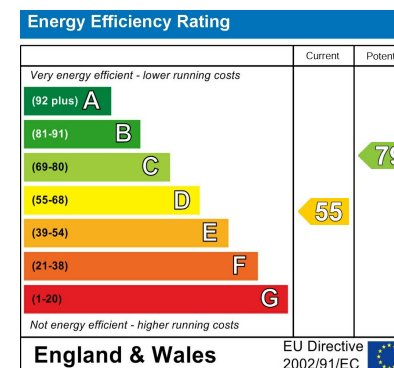


Conveyancing, Surveys & Financial Services

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

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