



## Saxmundham,

Guide Price £325,000

- No Onward Chain
- Carport & Garage
- Ensuite & Family Bathroom
- Gas Central Heating
- Kitchen/Diner
- Close Town Centre
- Double Glazing
- 3 Double Bedrooms
- EPC -

# Beech Road, Saxmundham

Offered for sale with no onward chain a modern linked detached family house walking distance from the town centre and railway station. Saxmundham offers 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: C



## DESCRIPTION

A linked detached family home situated on the ever popular Hopkins Homes at the eastern edge Saxmundham, walking distance to the town centre and railway station a short drive to the coast at Thorpeness and Aldeburgh. A driveway provides off road covered parking and access to the garage. The well planned accommodation with gas central heating and double glazing features an entrance hall with cloakroom, sitting room, kitchen/dining room, fitted with a stylish kitchen, casement doors open to the enclosed lawn garden. On the first floor there are three well proportioned bedrooms, the principal bedroom having an ensuite shower room, a family bathroom completes the accommodation.

## ACCOMMODATION

### ENTRANCE HALL

Staircase rising to the first floor landing with storage cupboard below.

### CLOAKROOM

Fitted with a white suite comprising hand basin with mixer tap and tiled splash back and WC. Window to side elevation.

### SITTING ROOM

Sash window to front elevation. Double doors open to:

### KITCHEN/DINING ROOM

Fitted with base and wall cupboards, work surfaces and single drainer 1 ½ bowl stainless steel sink unit with mixer tap. Fitted appliances include electric oven and gas hob with cooker hood over. Window and casement doors open to the rear garden.

## FIRST FLOOR

### LANDING

Built in airing cupboard.

### BEDROOM

Window to front elevation. Built in wardrobe.

### ENSUITE

Fitted with a white suite comprising tiled shower cubicle, pedestal hand basin with mixer tap and tiled splash back. WC, and window to front elevation.

### BEDROOM

Window to front elevation. Roof light to the rear.

### BEDROOM

Window to rear elevation.

### BATHROOM

Fitted with a white suite comprising panel bath with mixer tap and shower attached as well as an overhead shower. Wall hung hand basin with mixer tap. WC and wall tiling. Opaque window to the rear elevation.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently C

## SERVICES

Mains gas, electricity, water and drainage

## AGENTS NOTE

Estate charges apply, £TBA

## VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20972/RDB.

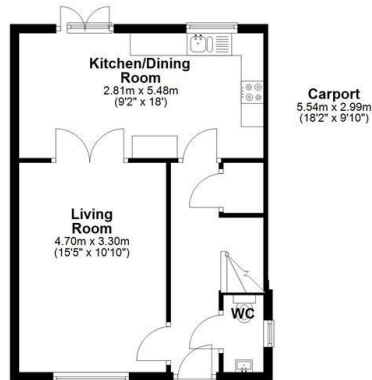
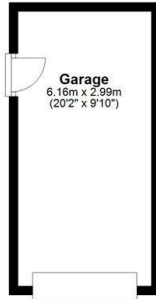
## FIXTURES AND FITTINGS

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.



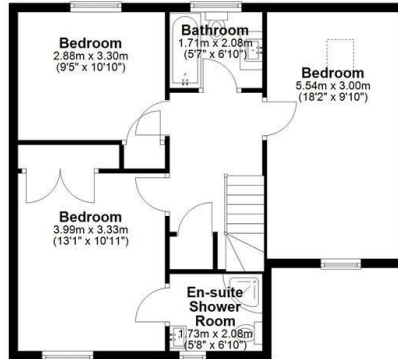


**Ground Floor**  
Approx. 77.2 sq. metres (831.0 sq. feet)

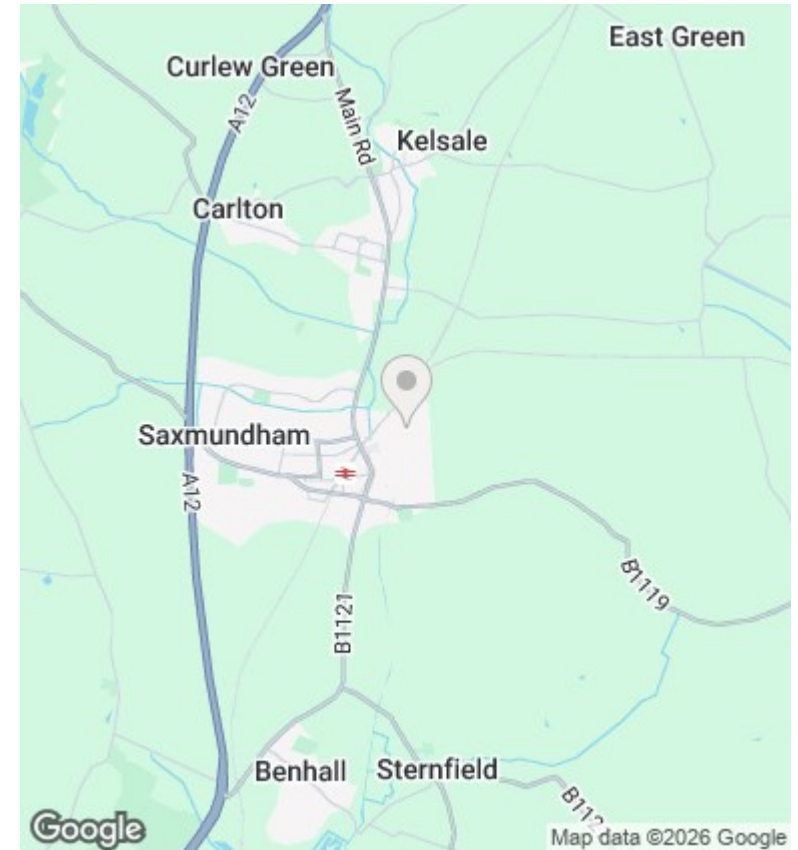


**Carport**  
5.54m x 2.99m  
(18'2" x 9'10")

**First Floor**  
Approx. 58.9 sq. metres (634.4 sq. feet)



Total area: approx. 136.1 sq. metres (1465.5 sq. feet)



### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law 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 £75 for My Mortgage Planner, £200 fee for Fairweather Law referrals 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) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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](http://www.epcregister.com)