

JENNIE JONES

EST. 1993

ESTATE AGENTS



WARREN AVENUE

Saxmundham | Suffolk

£230,000

47 WARREN AVENUE, SAXMUNDHAM, IP17 1GF

Saxmundham Railway Station – 0.9 miles

Leiston – 4 miles

Aldeburgh – 7 miles

Sizewell – 7 miles

- Entrance Hall ● Cloakroom ● Living Room ●
- 3 Bedrooms ● Family Bathroom ●
- Enclosed Rear Garden ● Single Garage ●

The Property

Offered for sale with no onward chain, this modern three bedroom home offers well balanced accommodation arranged over two floors and is perfectly suited to first time buyers, young families or those seeking a straightforward investment opportunity.

The entrance hall provides access to a useful ground floor cloakroom before leading through to the generous sitting room, a bright and comfortable space with ample room for both seating and dining furniture. A glazed door opens directly onto the enclosed rear garden, allowing plenty of natural light to fill the room.

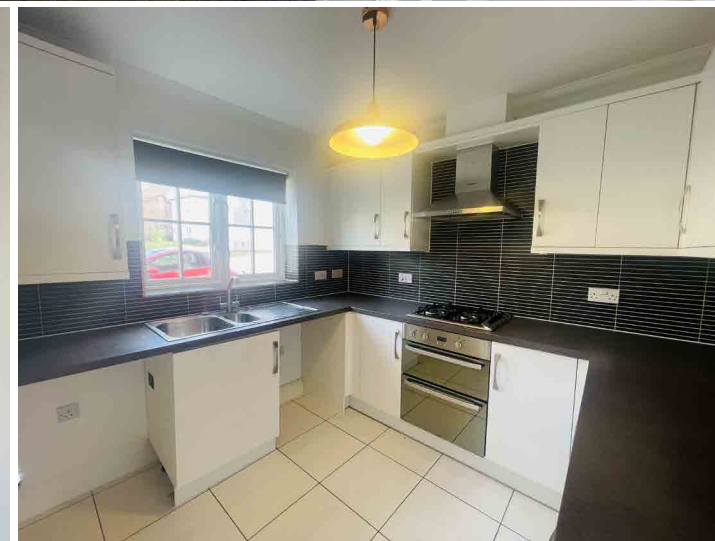
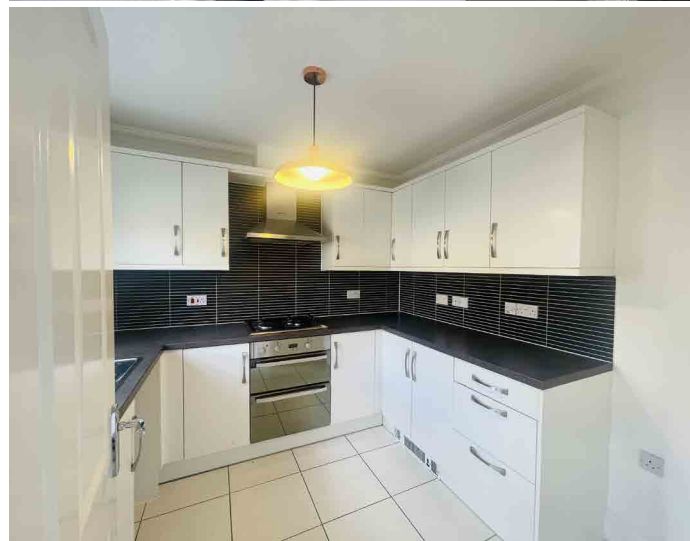
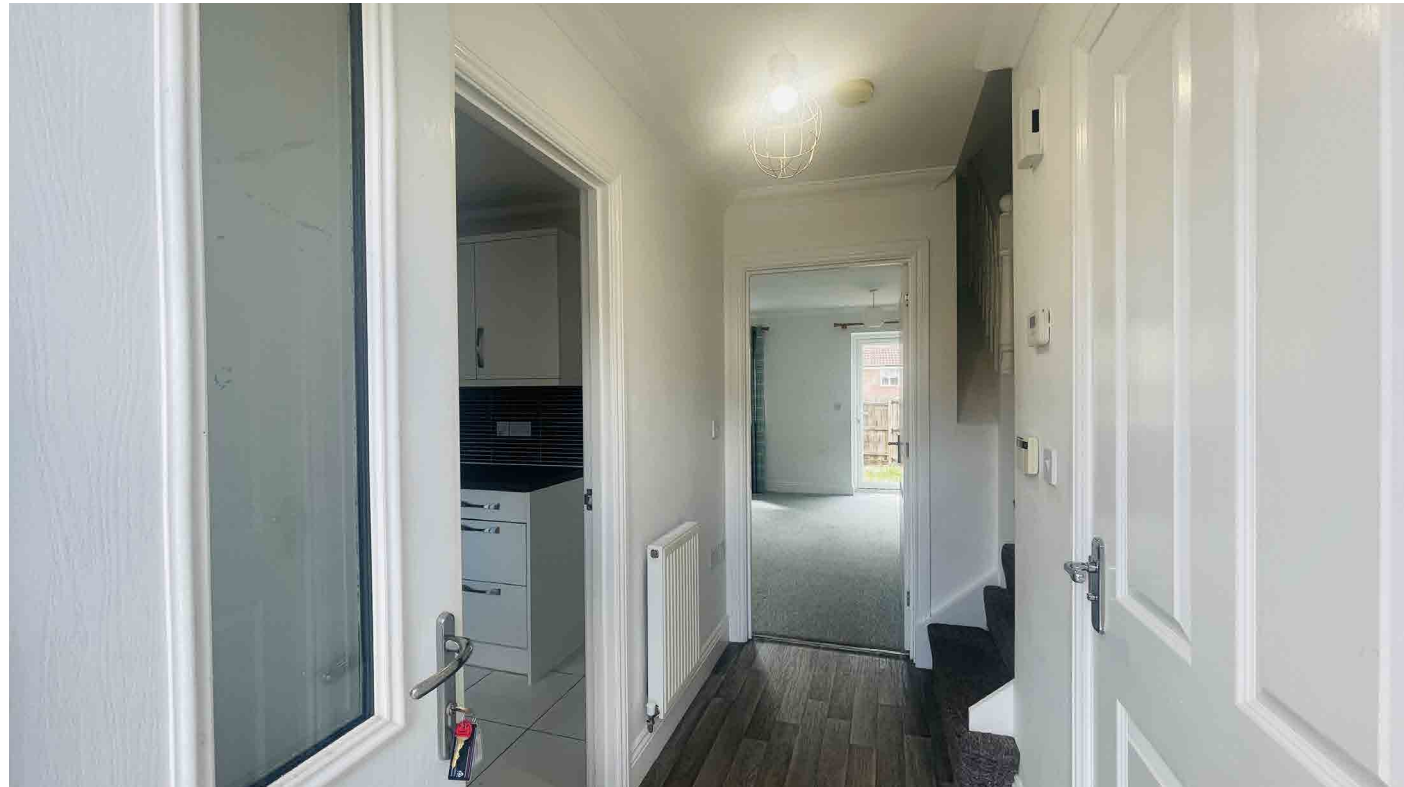
The separate kitchen is fitted with a comprehensive range of contemporary wall and base units together with integrated cooking appliances and generous worktop space, creating a practical room for everyday living.

Upstairs, the property offers three bedrooms, including two comfortable doubles together with a third bedroom which would work equally well as a nursery, home office or dressing room. The family bathroom is finished in a modern style with a white suite and shower over the bath.

Outside

The rear garden is enclosed and designed for ease of

A MODERN WELL PROPORTIONED HOUSE WITH GARAGE AND PARKING



maintenance, providing an ideal space for relaxing or entertaining. A garage and allocated parking complete the package.

Further benefits include gas fired central heating via radiators, double glazing throughout and the advantage of being offered with vacant possession.

Location

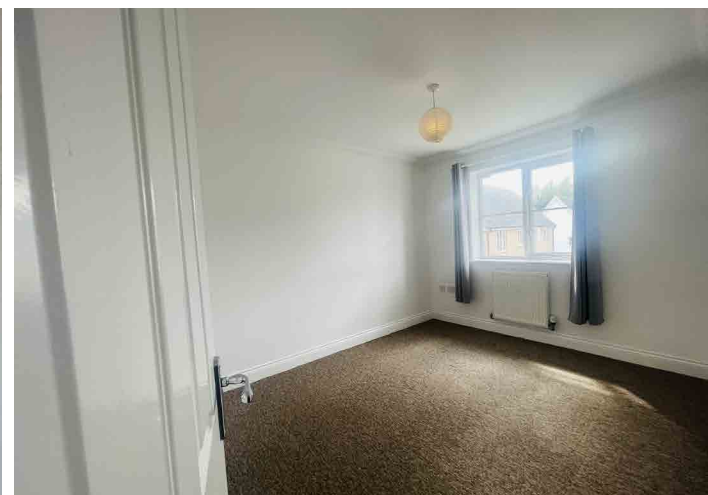
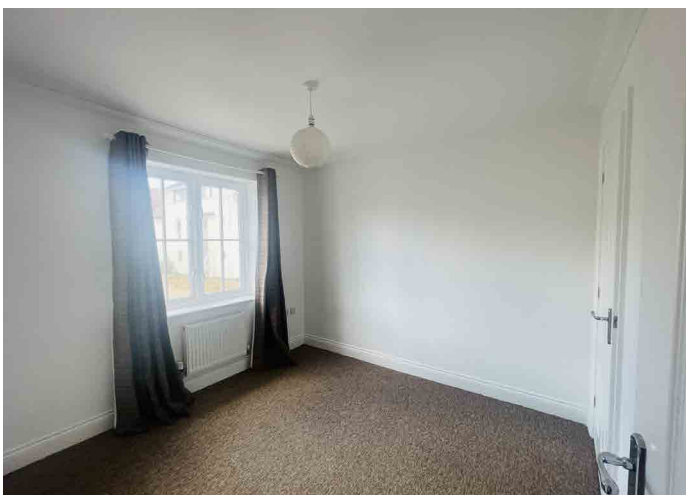
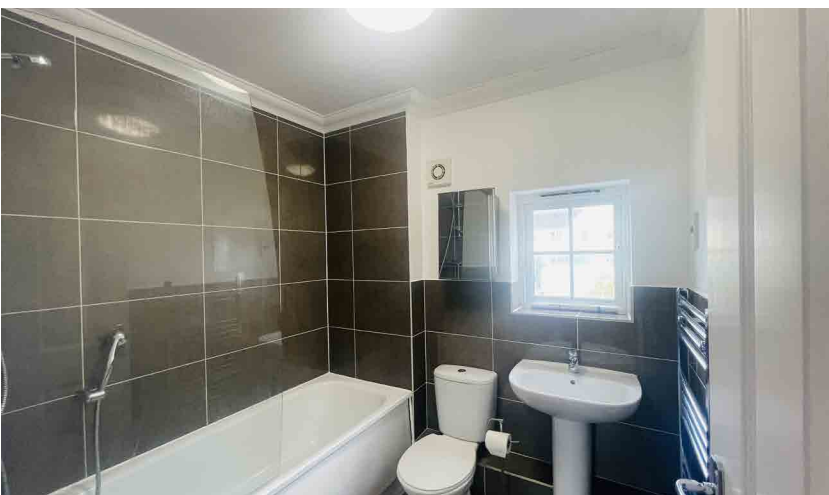
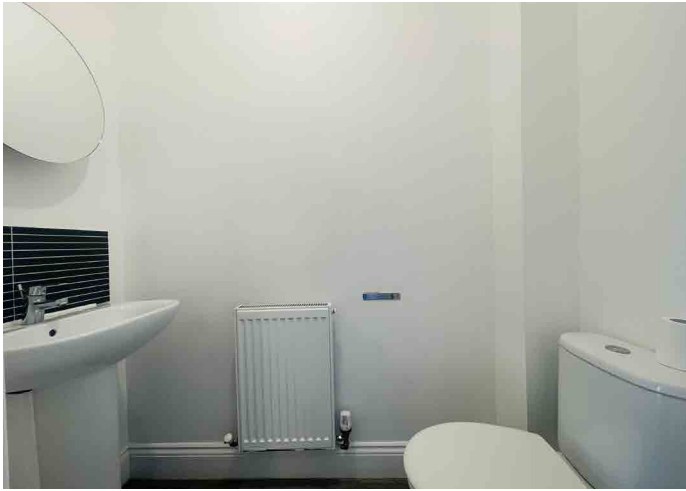
Warren Avenue is ideally placed for access to the town's excellent range of amenities. Saxmundham offers supermarkets, independent shops, cafés, doctors' surgery, schools and a railway station providing regular services to Ipswich and London Liverpool Street via the East Suffolk Line.

The renowned Suffolk Heritage Coast is only a short drive away, with Aldeburgh, Thorpeness, Snape Maltings and RSPB Minsmere all within easy reach, making this an excellent location for both permanent living and weekend escapes.

Services - Mains water, electricity, gas and drainage. Gas fired central heating via radiators. Double glazed throughout.

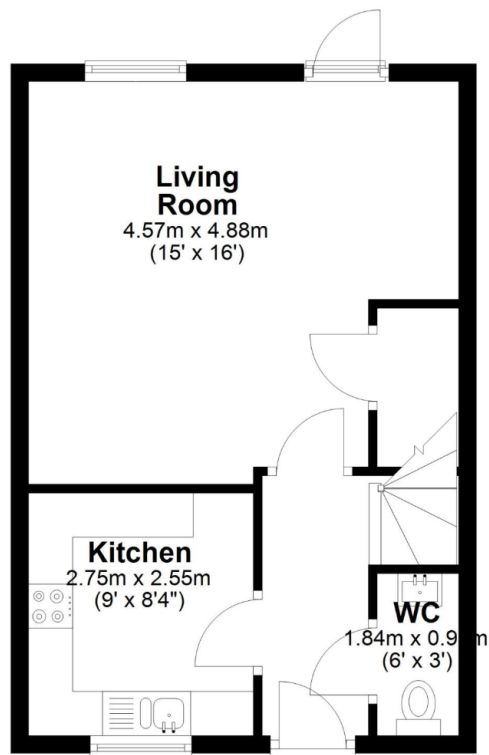
Local Authority - East Suffolk Council. Council Tax Band: C

EPC Rating - C



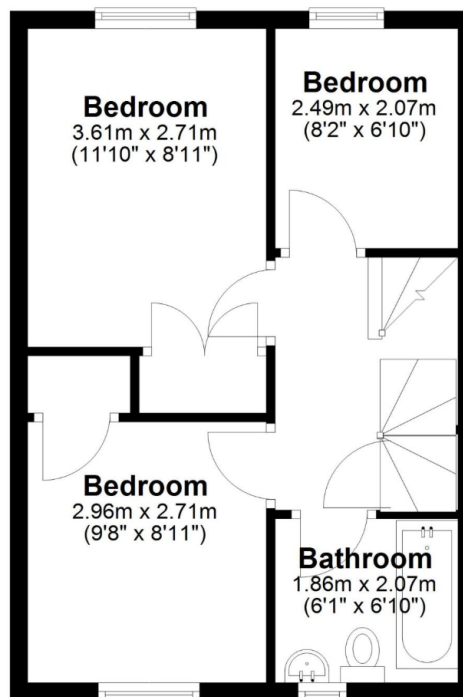
Ground Floor

Approx. 36.2 sq. metres (389.6 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.6 sq. feet)



Total area: approx. 72.4 sq. metres (779.2 sq. feet)



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