Flick & Son
Coast and Country







Saxmundham, Suffolk

Guide Price £149,000

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

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633777

enquiries@flickandson.co.uk
www.flickandson.co.uk

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.

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Council Tax Band: A





DESCRIPTION
A charming Grade II Listed 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
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.

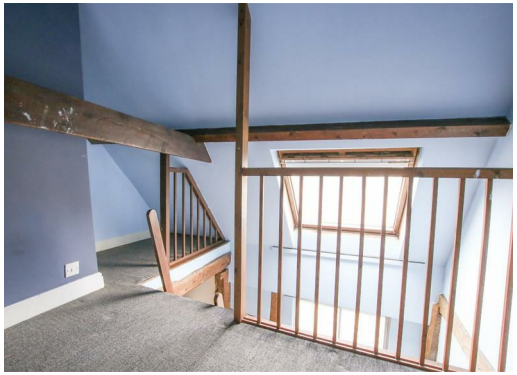
ANTI-MONEY LAUNDERING (AML) AND ID CHECKS
Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary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























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

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