Flick & Son
Coast and Country

# Saxmundham,

## Guide Price £240,000

- No Onward Chain
- Upstairs Bathroom & Downstairs Cloakroom
- Gas Central Heating
- Three Bedrooms
- Large Living Room
- EPC - D
- Garage & Driveway
- Rear Garden

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

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

# Thurlow Close, Saxmundham

Offered for sale with no onward chain is this well presented modern end of terrace 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.

3 1 1 D

Council Tax Band: B

## Tenure
Freehold

## Outside
The property benefits from a garage and driveway parking to the front. To the rear, the garden is mainly laid to lawn with a patio area, and can be accessed via a convenient side gate.

## Entrance Hallway
Welcoming entrance hallway with doors leading to the kitchen and living room, along with a staircase rising to the first floor. There is also a useful storage cupboard.

## Downstairs Cloakroom
Fitted with a WC and wash hand basin, complemented by a frosted double-glazed window and radiator.

## Kitchen
Well-appointed kitchen featuring a range of base and eye-level units. Integrated Bosch oven with Bosch gas hob and extractor fan above. A double-glazed window above the sink overlooks the front of the property. The gas boiler is neatly housed within a cupboard.

## Living Room
A spacious and light-filled room with sliding doors opening onto the rear garden. Additional features include a large understairs storage cupboard and a further double-glazed window enhancing natural light.

## First Floor Landing
Provides access to all bedrooms and the family bathroom. Includes an airing cupboard with water tank and shelving, a loft hatch, and a double-glazed window allowing in natural light.

## Bedroom One
A comfortable double bedroom enjoying views over the rear garden.

## Bedroom Two
A well-proportioned double bedroom overlooking the front of the property.

## Bedroom Three
A single bedroom with a pleasant outlook over the rear garden.

## Bathroom
Fitted with a WC, wash hand basin, and bath with shower over. Also benefits from an extractor fan.

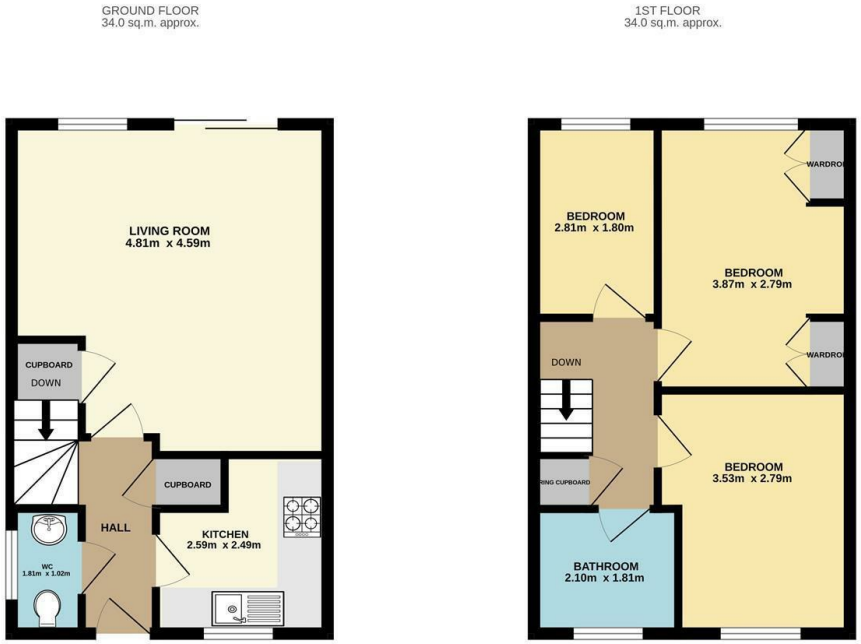
## Council Tax Band currently B

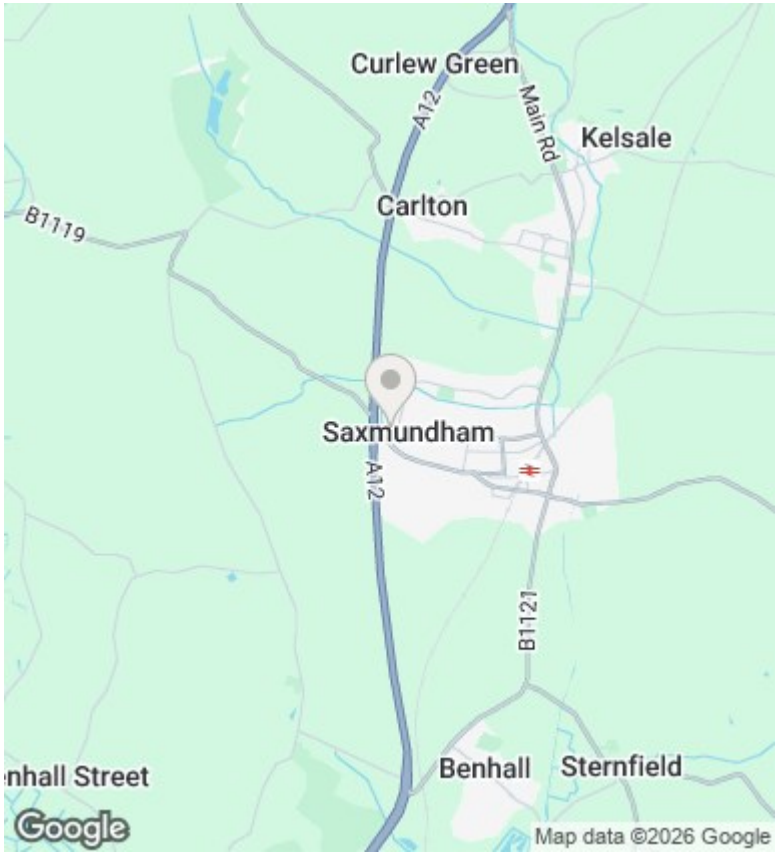
## SERVICES
Mains Gas, Water, Electricity & Sewage

## Viewing
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.
Email: enquiries@flickandson.co.uk
Tel: 01728 633777

## Fixtures & 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.



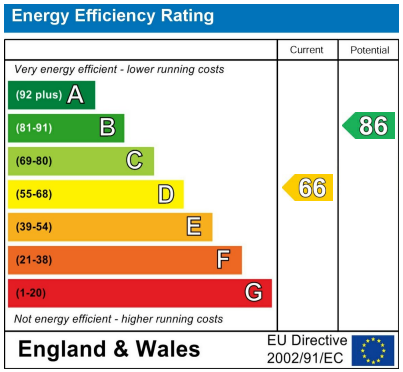




## Conveyancing, Surveys & Financial Services

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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