Flick & Son
Coast and Country

Saxmundham, Suffolk

Guide Price £240,000

- Walking Distance to the Town Centre and Railway Station
- 2 Reception Rooms
- Gas Central Heating andDouble Glazing
- Off Road Parking
- Kitchen
- Photographs are Historic - Currently Tenanted
- Large Rear Garden
- 2/3 Bedrooms
- EPC - D

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

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

Rendham Road, Saxmundham

A semi detached house walking distance from the High Street and railway station. 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 dentist's surgeries, 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 St.

3 1 2 D

Council Tax Band: B

DESCRIPTION
The property is set well back from the road behind front garden laid to lawn and tarmac driveway providing off-road parking for two cars

The accommodation with gas central heating and double glazing features a hallway with cloakroom and staircase rising to the first floor property has two reception rooms spacious sitting room with open fireplace and casement doors opening to the rear garden which connects through to the kitchen fitted with range of base wall cupboards and with windows on the side rear elevations and entrance door opening to the rear garden they connecting door leads to the dining room brackets currently utilised as a bedroom) on the first floor. The property has a landing which opens to 2 well proportion double bedrooms and the third bedroom oblique box room as well as the spacious bathroom

To the rear is a large garden light lawn with a wealth of flowering plants shrubs

TENURE
Freehold

OUTGOINGS
Council Tax Band currently B

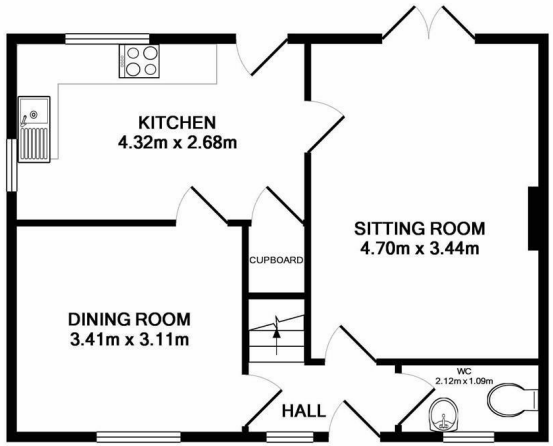
SERVICES
Mains gas, electricity, water and drainage

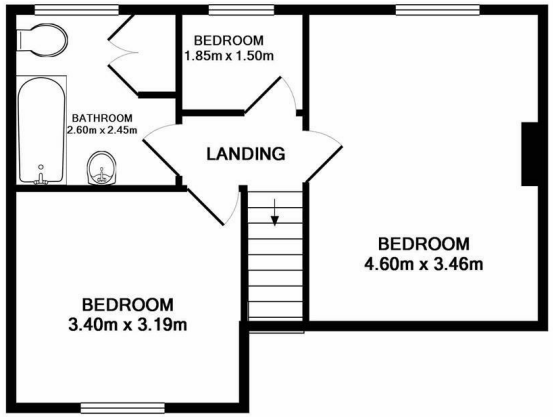
VIEWING ARRANGEMENTS
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 21155/RDB.

FIXTURES AND FITTINGS

AGENTS NOTE
Photographs are Historic

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





GROUND FLOOR
APPROX. FLOOR
AREA 44.7 SQ.M.
(481 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 39.4 SQ.M.
(424 SQ.FT.)

TOTAL APPROX. FLOOR AREA 84.1 SQ.M. (905 SQ.FT.)

Net Internal Floor area excluding all walls. Whilst everyattempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows, rooms and any other items are approximate and no responsibility is taken for any error ommission, or mis-statement. This plan is for illustrative purposes only and should not be used for any other purposes by any prospective purchaser or any other party. Made with Metropix 2007
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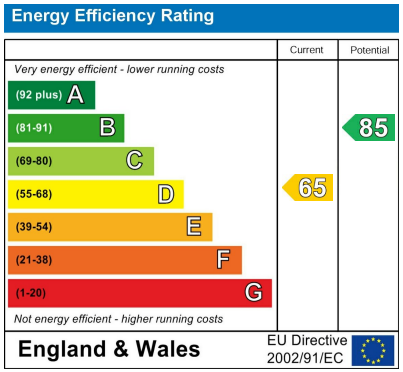

Conveyancing, Surveys & Financial Services

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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