



## Saxmundham,

Guide Price £300,000

- No Onward Chain
- Garage & Parking
- Gas Central Heating
- Three Double Bedrooms
- Walking Distance of Station & High Street
- EPC - B
- Three Bathrooms & Cloakroom
- The Ideal Home or Let

# Beech Road, Saxmundham

A spacious three bedroom, three bathroom townhouse with garage and parking within walking distance of 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.



Council Tax Band: C



## Tenure

Freehold

## Outgoings

Council Tax Band currently C

## Entrance Hallway

Welcoming entrance hallway with doors leading to the cloakroom, kitchen diner and living room. Staircase rising to the first-floor landing with useful understairs storage cupboard. Burglar alarm system and radiator.

## Cloakroom

Fitted with low-level W/C and wash basin. Radiator and extractor fan.

## Kitchen Diner

A well-maintained kitchen with ample dining space, fitted with a range of wall and base units. Integrated Hotpoint double oven with gas hob and extractor hood above. Sink with new hose tap set beneath a double-glazed window overlooking the rear garden. Designated spaces for dishwasher, washing machine and fridge freezer. Gas combination boiler housed neatly within a cupboard. Double-glazed patio doors provide direct access to the garden. Radiator positioned within the dining area. Double doors open through to the:

## Living Room

A spacious and comfortable reception room featuring two radiators and a large triple-paned double-glazed window overlooking the attractive front aspect which is south-facing. Carpeted flooring.

## First Floor Landing

Staircase leading to the second floor with doors providing access to the family bathroom and two bedrooms. Large airing cupboard and radiator.

## Bathroom

Fitted with a bathtub and overhead shower, W/C and wash basin. Tiled walls, radiator and frosted double-glazed window with extractor fan.

## Bedroom One

Generous double bedroom featuring a built-in double wardrobe and private en-suite. Two double-glazed windows overlooking the front aspect and radiator.

## En Suite

Comprising walk-in shower, W/C and wash basin. Radiator and extractor fan.

## Bedroom Three

Double bedroom with radiator positioned beneath a double-glazed window overlooking the rear garden.

## Staircase Leading To:

## Bedroom Two

Occupying the entire top floor, this impressive and spacious double bedroom benefits from its own en-suite and a large storage cupboard. A Velux window and additional double-glazed window to the front aspect provide excellent natural light. Two radiators.

## En Suite

Modern suite featuring walk-in shower, W/C and wash basin. Radiator and extractor fan.

## Outside

Attractive frontage with a lawned garden and pathway leading to the front entrance.

Rear garden mainly laid to lawn with a pathway leading to rear access, providing entry to the garage and parking area.

### **Garage & Parking**

Single garage with an allocated parking space positioned directly in front.

### **Agents Note**

Kitchen White Goods Included

### **Services**

Mains Gas, Water, Electricity & Sewage

### **Viewings 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)

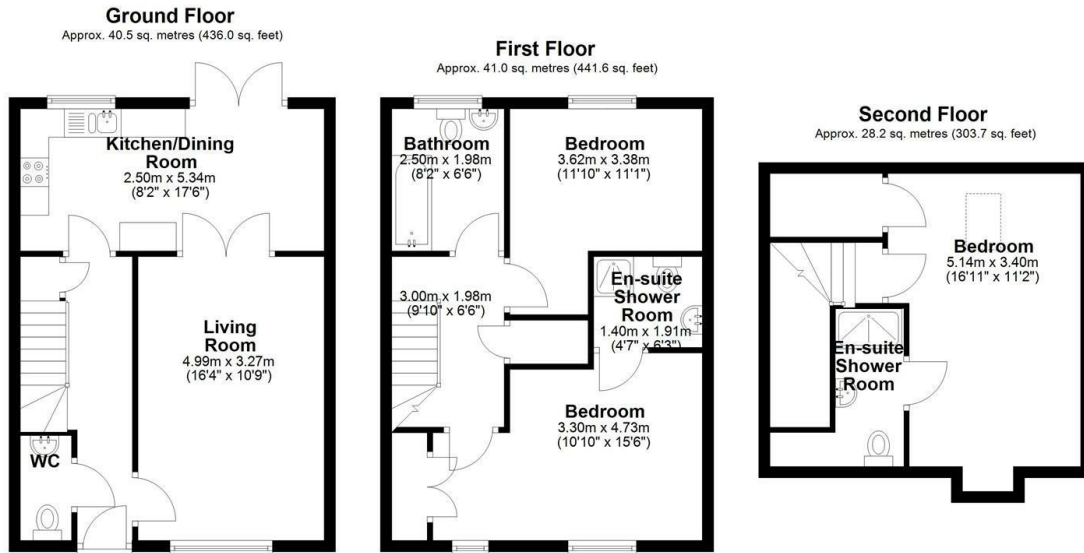
Tel: 01728 633777

### **Fixtures & Fittings**

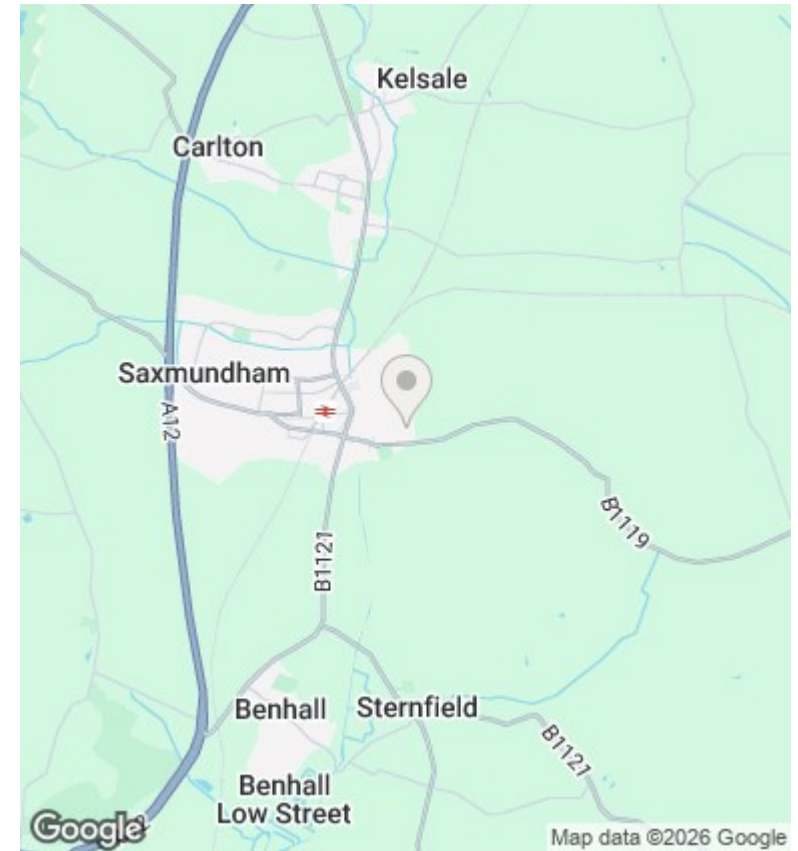
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Total area: approx. 109.8 sq. metres (1181.4 sq. feet)



### 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                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 95        |
| (81-91)                                     | B | 86                      |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | 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)