Flick & Son
Coast and Country

Saxmundham,

Guide Price £250,000

- Completed Chain
- Off Road Parking
- Gas Central Heating
- Three Bedrooms
- Ideal Home / Let
- EPC - C
- Beautiful Gardens
- Log Burner

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

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

Saxon Road, Saxmundham

A semi-detached three bedroom family home, with a large rear garden and off road parking, situated in the popular market town of Saxmundham. Saxmundham Lies conveniently placed about seven miles inland from the Suffolk Heritage Coastline at the pretty and unspoilt seaside town of Aldeburgh and about 25 miles north of the county town of Ipswich. For those with leisure interest in mind the area abounds with opportunities including the nearby Saxmundham Sports Club, bird watching at the renowned RSPB Minsmere Reserve, walking in the areas woodlands and forests at Dunwich and Rendlesham and cycling on the local leafy lanes. For music lovers the Snape Maltings Concert Hall is but a short drive away as is the River Alde which provides some of the prettiest sailing waters on the East Coast.

3 1 3 C

Council Tax Band: B

Tenure
Freehold

Description
Conveniently located within comfortable walking distance of the town centre and its excellent range of amenities, this particularly well-presented semi-detached family home offers bright, well-proportioned accommodation complemented by beautifully maintained gardens and a high standard of presentation throughout.

Set well back from the road, the property enjoys an attractive frontage. A thoughtfully landscaped & attractively planted with a colourful variety of shrubs, creates an appealing first impression, while a pathway leads to the welcoming entrance hall with staircase rising to the first floor.

The principal reception rooms have been designed with everyday family living in mind. The comfortable sitting room overlooks the front garden and features an attractive fireplace as its focal point, flowing seamlessly through to the adjoining dining room. Beyond, the well-appointed kitchen is fitted with an excellent range of wall and base units providing ample storage and generous preparation space, while a delightful conservatory enjoys lovely views across the rear garden and opens directly onto the terrace, creating an ideal setting for entertaining and relaxed indoor-outdoor living.

The first floor comprises three well-proportioned bedrooms, together with an airing cupboard and a bathroom, completing the well-balanced accommodation.

The gardens are undoubtedly one of the property's most appealing features. Carefully designed to provide interest throughout the seasons, the rear garden incorporates ideal seating areas for outdoor dining and entertaining. Parking at the rear

Further benefits include double glazing and gas-fired central heating. Combining attractive gardens, practical family accommodation and a convenient location close to the town centre, this delightful home is ideally suited to a wide range of purchasers seeking a comfortable and easily managed home in a popular residential setting.

Services
Mains gas, electricity, water and drainage.

Outgoings
Council Tax Band currently B

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

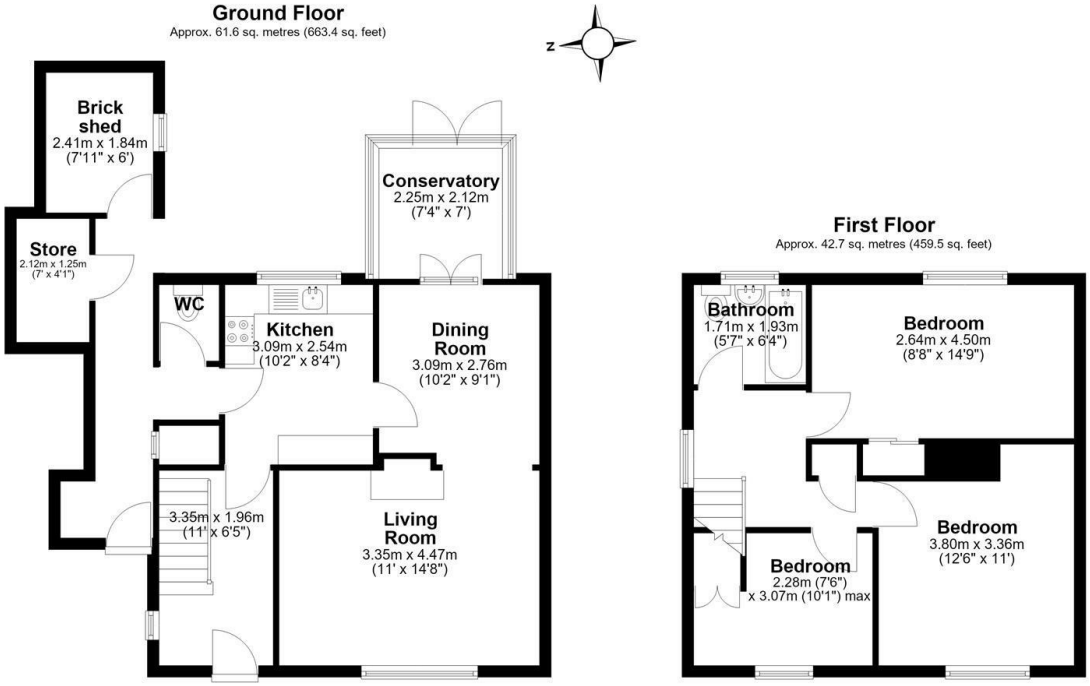
Fixtures & Fittings
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if 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.

AML

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

Hotpoint



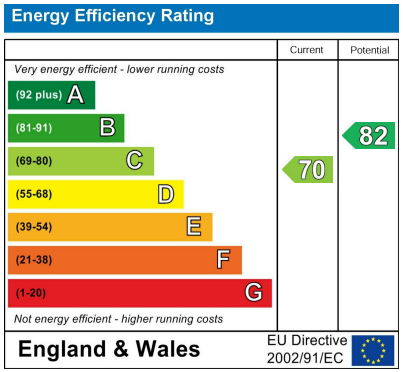
Total area: approx. 104.3 sq. metres (1122.9 sq. feet)

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

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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