

JENNIE JONES

EST.  1993

ESTATE AGENTS



SAXON ROAD

Saxmundham | Suffolk

£245,000

124 SAXON ROAD, SAXMUNDHAM, IP17 1EF

Saxmundham Railway Station – 0.4 miles
Snape Maltings – 5 miles
Leiston – 6 miles
Aldeburgh – 8 miles

- Entrance Hall ● Cloakroom ● Bathroom ● Sitting Room ●
- Kitchen/Breakfast Room ● Three Bedrooms ●
- Enclosed Reare Garden ● Driveway ● Parking ●

The Property

This well proportioned three bedroom semi detached home offers comfortable accommodation arranged over two floors, together with off road parking to the front. The property provides a practical layout with plenty of scope for a new owner to update and personalise to their own taste.

A welcoming entrance hall leads into the main living accommodation. The spacious lounge provides a generous reception space, ideal for both relaxing and entertaining, with a large front facing window allowing plenty of natural light.

The kitchen/breakfast room is positioned to the rear and offers a useful range of fitted units together with space for appliances and a breakfast table. The ground floor is completed by a useful cloakroom and separate bathroom, providing excellent convenience for family living.

Upstairs, the property offers three bedrooms, with the principal bedroom being particularly generous in size and benefiting from built-in wardrobe storage. The second bedroom is also well proportioned, whilst the third bedroom provides a useful additional room suitable for a child's bedroom, guest room or home office.

The accommodation would now benefit from some updating, providing an excellent opportunity for purchasers to introduce

A WELL-PROPORTIONED THREE-BEDROOM HOME OFFERING EXCELLENT POTENTIAL TO UPDATE AND PERSONALISE



their own style and create a comfortable home suited to their individual requirements.

Outside

To the front of the property is a generous paved driveway providing off-road parking, together with a pathway leading to the entrance. The property also benefits from side access, with the external space offering potential for landscaping and further enhancement.

Location

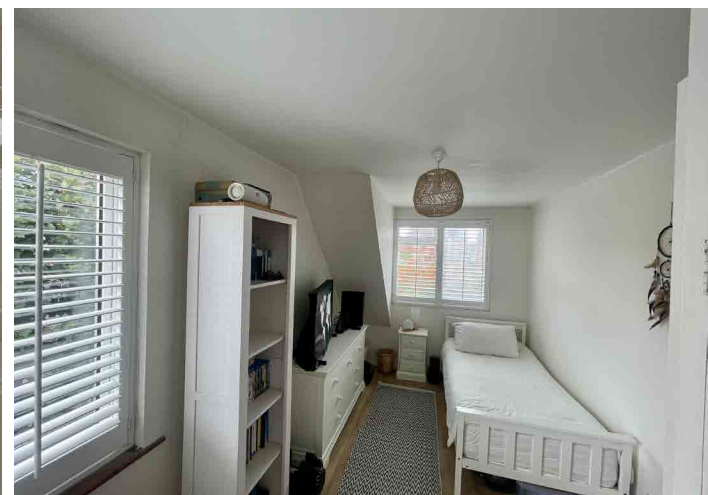
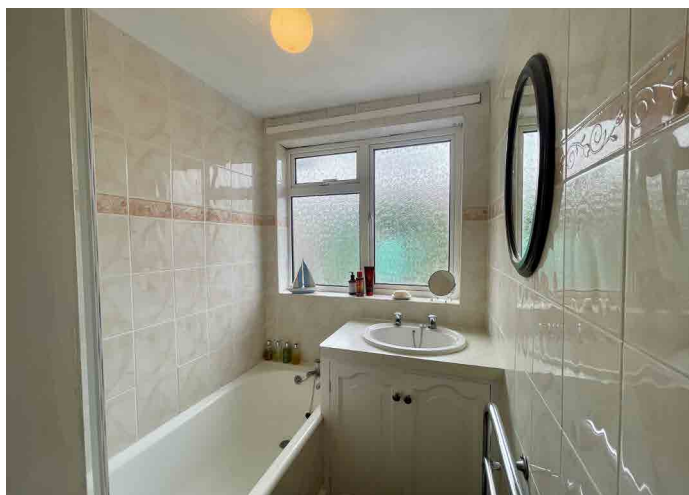
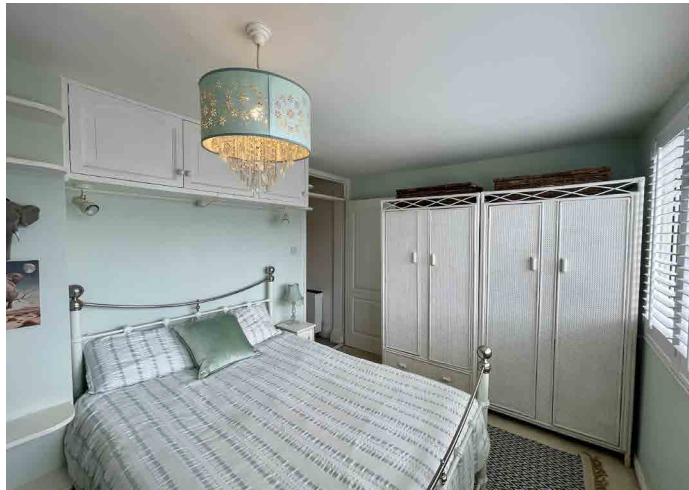
Saxon Road is conveniently positioned for access to the popular market town of Saxmundham, which offers an excellent range of everyday amenities including supermarkets, independent shops, cafés, restaurants, healthcare facilities and a railway station.

Saxmundham railway station provides regular services towards Ipswich and London Liverpool Street, making the property particularly appealing to commuters. The beautiful Suffolk Heritage Coast is also within easy reach.

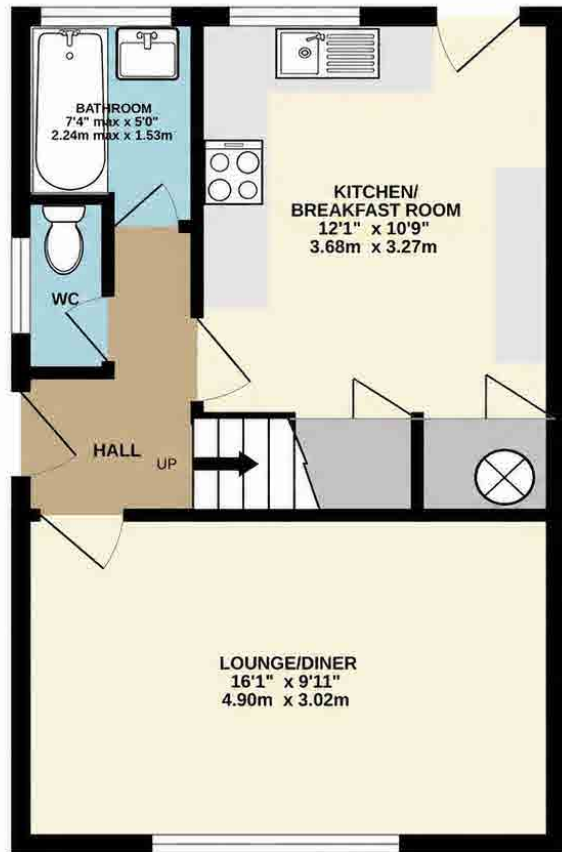
Services - We understand that mains electricity, gas, water and drainage are connected to the property.

Council Tax - East Suffolk Council – Band B.

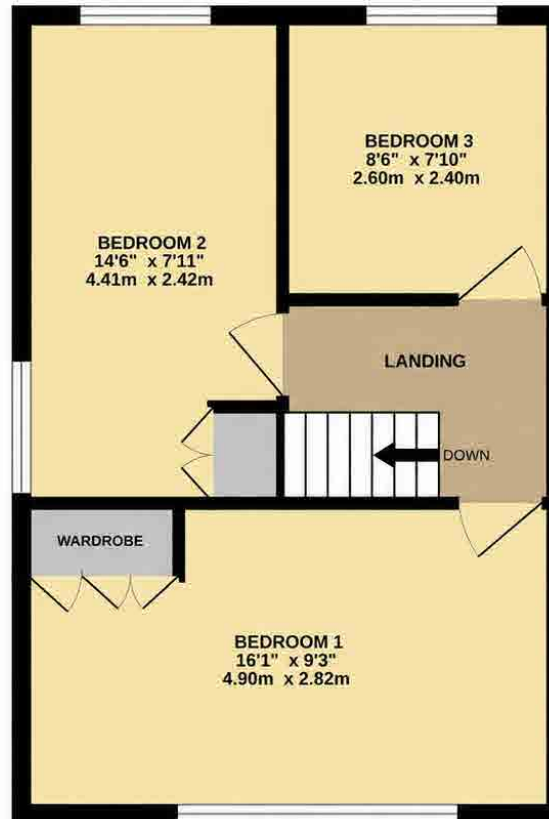
EPC Rating - D



GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 sq.m.) approx.



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Jennie Jones

26 High Street
Saxmundham
Suffolk
IP17 1AB

www.jennie-jones.com
01728 605511

All enquiries:

saxmundham@jennie-jones.com



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