

SOUTHWOLD  
&  
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD  
&  
SAXMUNDHAM

ESTATE AGENTS



19 Fisher Close, Saxmundham, Suffolk IP17 1XL

GUIDE PRICE

£210,000

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; SITTING ROOM; KITCHEN/BREAKFAST ROOM;  
FIRST FLOOR LANDING; TWO FIRST FLOOR BEDROOMS. BOXROOM; INTEGRAL STORAGE ROOM;  
GAS FIRED CENTRAL HEATING; REAR GARDEN; OFF ROAD PARKING.**

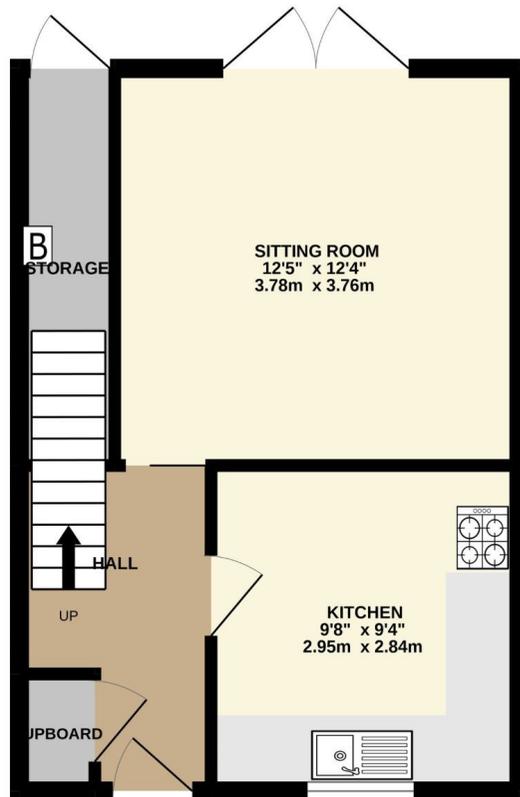
## **THE PROPERTY**

This semi detached house enjoys an end of cul de sac location and has an attractive aspect from the rear over open farmland. Benefitting from gas fired central heating (new Bosch boiler fitted 2021) and double glazing the property has been rented out in the past and will be of interest to investors but would also suit well as a first time buy. The property has a good sized entrance hall with fitted cupboard and stairs to the first floor. The lounge is at the rear of the property and has patio doors onto the back garden. The kitchen breakfast room has a range of fitted units with worksurface, built in sink and plumbing for washing machine. On the first floor are two bedrooms with the larger having farmland views and a built in wardrobe, a useful boxroom and bathroom with 3 piece suite and over bath shower. Outside the property has it's own parking at the side and the rear garden is laid to shingle. Integral to the property but accessed from outside only is the extremely useful storage room which houses the gas fired boiler and has space for bikes, garden furniture etc.

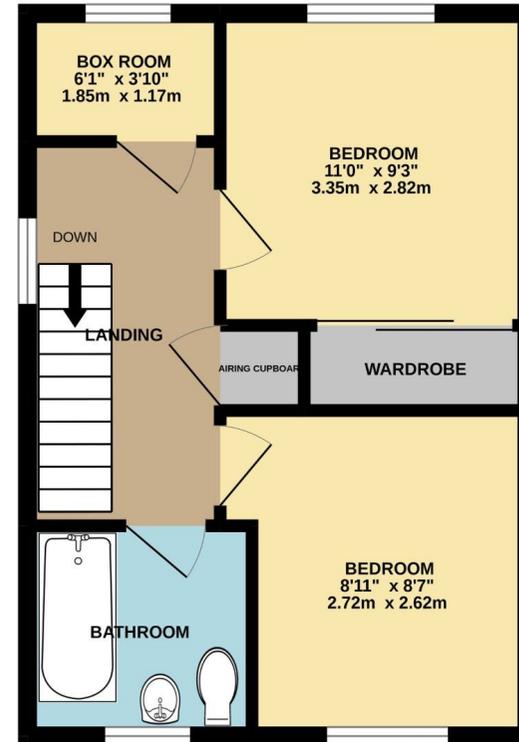
## **LOCATION**

Saxmundham is a vibrant market town which has an excellent range of shops (including Tesco and Waitrose supermarkets), a health centre, a primary school, a free school and railway station which offers a regular service to London (Liverpool Street). Saxmundham is well located for striking out at the many attractions of the East Suffolk coast much of which has been designated as an Area of Outstanding Natural Beauty and includes the RSPB nature reserve at Minsmere with other reserves at North Warren, Havergate Island and Shingle Street. There are ancient castles at Framlingham and Orford and the historic coastal towns of Southwold and Aldeburgh are within driving distance both with golfing and sailing clubs and the latter being home to the internationally famous Aldeburgh Music Festival with many events being held at the Snape Maltings complex.

GROUND FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.



**LOCAL AUTHORITY**

East Suffolk District Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT Tel: 01394 383789

**COUNCIL TAX BAND = B**

**SERVICES**

Mains electricity, water and drainage.

**VIEWING**

By appointment through Jennie Jones Estate Agents:

**SAXMUNDHAM** (01728) 605511.

email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING = D**