

SOUTHWOLD



SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD



SAXMUNDHAM

ESTATE AGENTS



3 Henley Close, Saxmundham, Suffolk. IP17 1EY

Price

£220,000

3 Henley Close, Saxmundham,
Suffolk. IP17 1EY

A superbly presented detached retirement bungalow which is part of a managed complex located in a quiet sought after residential area within walking distance of the High Street, supermarkets, doctors' surgery and railway station. The bungalow, which has been recently modernised, benefits from two double bedrooms and a very smart shower room. There is a well appointed modern kitchen which is fitted with an excellent range of cupboards and drawers and incorporates an electric hob and oven and an integrated fridge and freezer. The sitting room/dining room is spacious and features a bay window together with a sliding patio door that opens through to a delightful conservatory which overlooks the private, enclosed rear garden. The accommodation is heated by electric heaters, including a new main thermostatically controlled heater, and the property is double glazed. The garden is laid to lawn with flower borders and benefits from a side gate that provides access to the driveway and garage at the back of the bungalow. The complex is restricted to over 55 year olds. There is an on site manager and alarm pull cords throughout the bungalow to an on call emergency service as well as a wearable pendant.

SUMMARY OF ACCOMMODATION

Entrance Lobby; Sitting Room/Dining Room 5.69m x 3.61m;
Conservatory 2.90m x 3.40m; Kitchen 3.57m x 2.47m; Inner lobby;
Bedroom One 3.59m x 3.41m; Bedroom Two 3.59m x 2.99m;
Shower Room 2.56m x 2.36m; Single Garage.

Saxmundham has excellent amenities including both Tesco and Waitrose supermarkets, fine local shops with galleries and restaurants. The town has a Wednesday market and a railway station which provides connecting services to London Liverpool Street station, Norwich, Cambridge and Lowestoft. Attractions in this part of Suffolk include the world famous Snape Maltings Con-cert Hall which is the home to the Aldeburgh Festival and the attractions of the seaside towns of Aldeburgh and Southwold. There are wonderful walks at nearby Tunstall Forest and along the Alde estuary at Iken Cliff, ancient castles to explore at Framlingham and Orford and golf courses at nearby Hinton, Aldeburgh, Thorpeness and Halesworth. Saxmundham has a primary school and a High (Free) School.

VIEWING By appointment with Jennie Jones Estate Agents
01728 605511 saxmundham@jennie-jones.com
www.jennie-jones.com

LOCAL AUTHORITY

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

SERVICES Mains water, electricity, gas and drainage.

TENURE LEASEHOLD. From 23/12/1988 to 1/10/2087

SERVICE CHARGE £2,843.37 for year commencing Oct 2020

EPC—E

Distance

London 106 miles
Ipswich 21 miles
Aldeburgh 7 miles

Schools

Saxmundham Primary School
Brook Farm Road. IP17 1XQ
Telephone: 01728 602205
Saxmundham

High School

Seaman Avenue. IP17 1DZ
Telephone 01728 633910

Railway Station

Station Approach Saxmundham

Doctor's surgery

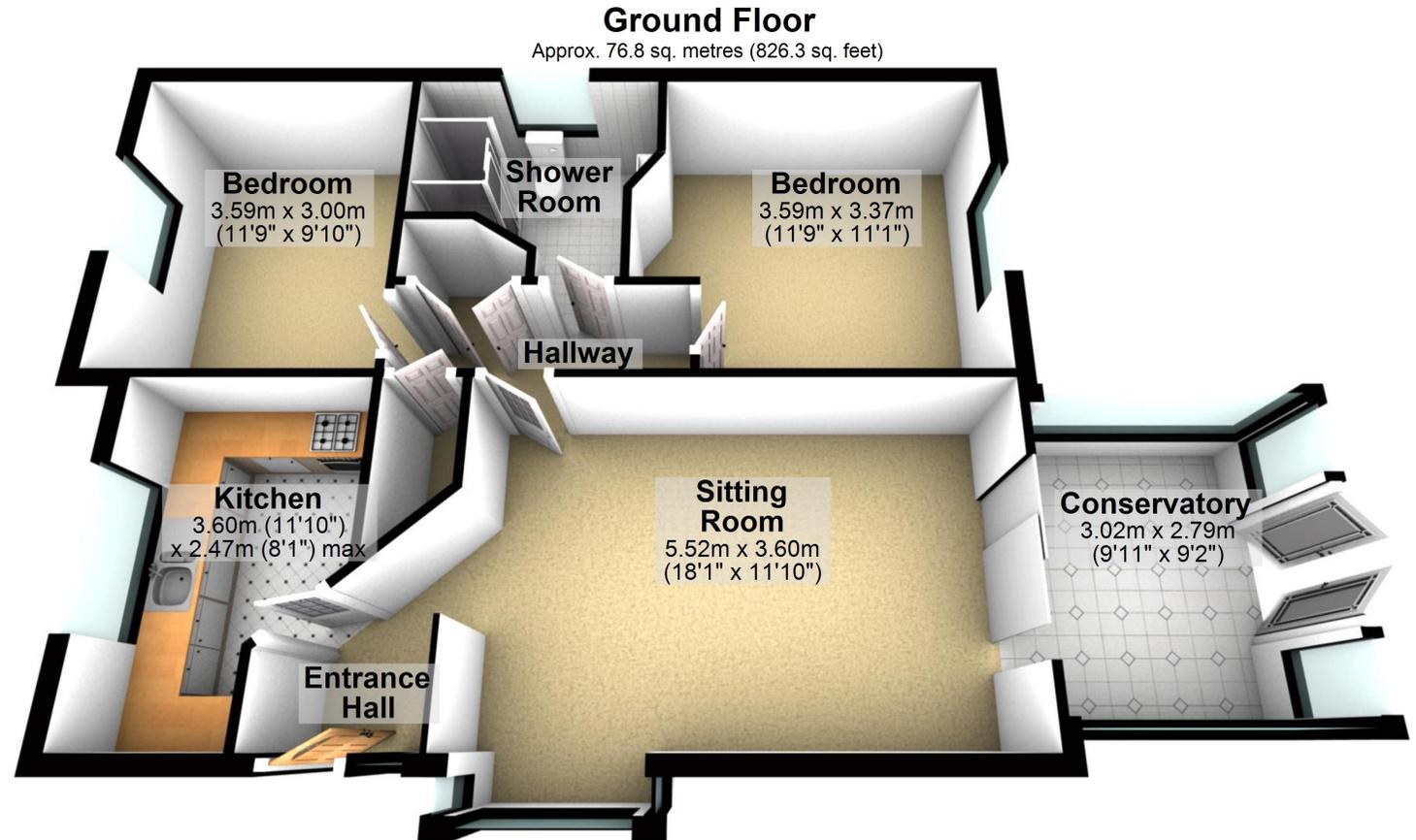
Lambale Meadow
Saxmundham IP17 1DY
Telephone 01728 602022

Supermarkets

Tesco Saxmundham
Waitrose Saxmundham

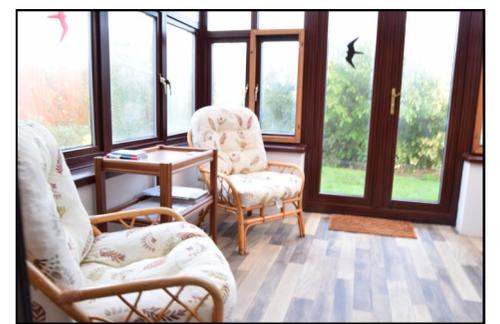
Sports Centre

Leiston Leisure Centre (pool)
Red House Lane. IP16 4LS



Total area: approx. 76.8 sq. metres (826.3 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.



SOUTHWOLD
T: 01 502722065
E: southwold@jennie-jones.com

SAXMUNDHAM
T: 01728 605511
E: saxmundham@jennie-jones.com

www.jennie-jones.com