

SOUTHWOLD
&
SAXMUNDHAM

EST. 1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



1 Ambulance House, Seaman Avenue, Saxmundham, Suffolk. IP17 1DZ

Price

£219,950

1 Ambulance House, Seaman Avenue, Saxmundham,
Suffolk. IP17 1DZ

A deceptively spacious end terrace house which was built in the 1960s and is located in a small terrace within a minute's walk of Saxmundham's High School and within convenient reach of the town centre shops, railway station and Waitrose and Tesco supermarkets. The house is centrally heated by oil-fired radiators and benefits from uPVC double glazed windows. There is a spacious entrance hall which leads into the dining room. The dining room, which opens to the large sitting room, has patio doors that open to the south facing garden. There is a fitted kitchen and an outside lobby area incorporating the former coal shed. The three large first floor bedrooms are served by a bathroom and adjacent separate w.c. The garden is a notable feature of the property. It is large and enclosed with tremendous potential. There is space to extend the house at the back, subject to the usual consents. The single garage is located in the block to the front of the property. This property is available with no onward chain and deserves an early inspection to appreciate the potential offered within.

SUMMARY OF ACCOMMODATION

Entrance Hall; Sitting Room; Dining Room; Kitchen; First Floor Landing; Bedroom One; Bedroom Two; Bedroom Three; Bathroom; Separate W.C.; Coal Shed; 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 and drainage.

EPC - D

There is an easement for the neighbours to access their oil tank.

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

Lamsale Meadow
 Saxmundham IP17 1DY
 Telephone 01728 602022

Supermarkets

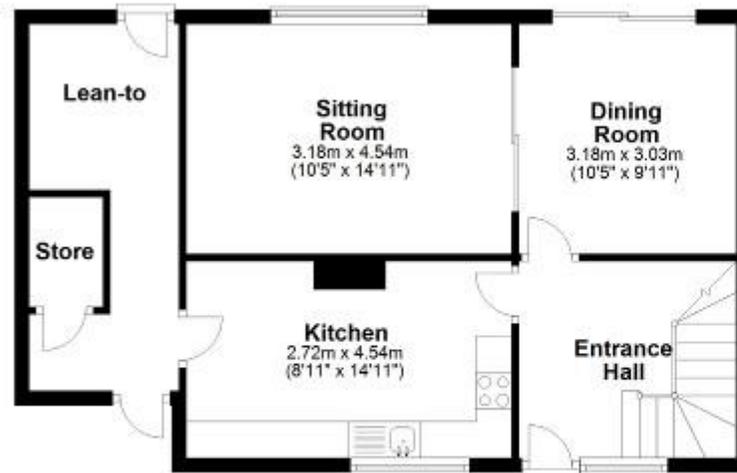
Tesco Saxmundham
 Waitrose Saxmundham

Sports Centre

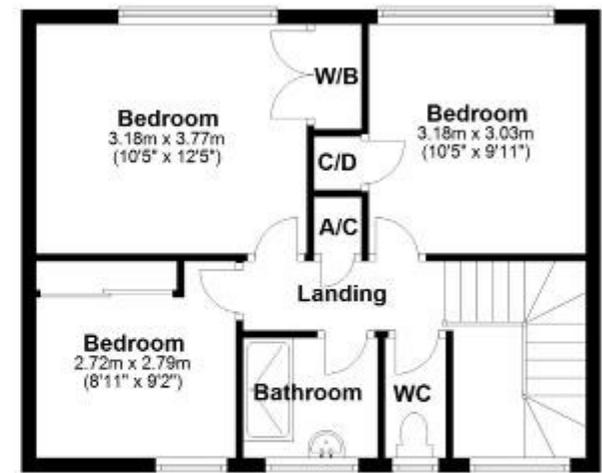
Leiston Leisure Centre (pool)
 Red House Lane. IP16 4LS

Ground Floor

Approx. 57.0 sq. metres (613.9 sq. feet)

**First Floor**

Approx. 45.9 sq. metres (494.5 sq. feet)



Total area: approx. 103.0 sq. metres (1108.4 sq. feet)

Mortimer EPC
 Plan produced using PlanUp.



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