

SOUTHWOLD



SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD



SAXMUNDHAM

ESTATE AGENTS



36 Henley Close, Saxmundham, Suffolk. IP17 1EY

Price

£180,000

36 Henley Close, Saxmundham,
Suffolk. IP17 1EY

An attractive semi-detached retirement bungalow which is part of a much sought after 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 would benefit from some general updating, is available with no onward chain. The accommodation includes two double bedrooms (each with fitted wardrobes) and served by a large bathroom. The open plan sitting room/dining room has a bay window and sliding patio to a small patio/garden area at the back of the property. The kitchen has fitted cabinets and an integrated oven and hob. There is space in the kitchen for a tall fridge/freezer and plumbing for a washing machine. The property also benefits from an allocated parking space. 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.

SUMMARY OF ACCOMMODATION

Entrance Lobby; Sitting Room/Dining Room 5.50m x 3.59m;
Kitchen 3.57m x 2.47m; Inner lobby; Bedroom One 3.57m x 3.37m;
Bedroom Two 3.57m x 2.99m; Bathroom ; allocated parking.

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.

TENURE LEASEHOLD. From 01/10/1988 to 1/10/2087

SERVICE CHARGE £2,856.24 for year commencing Oct 2020
To be confirmed. Ground Rent =£51.14 twice per annum

EPC—D

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

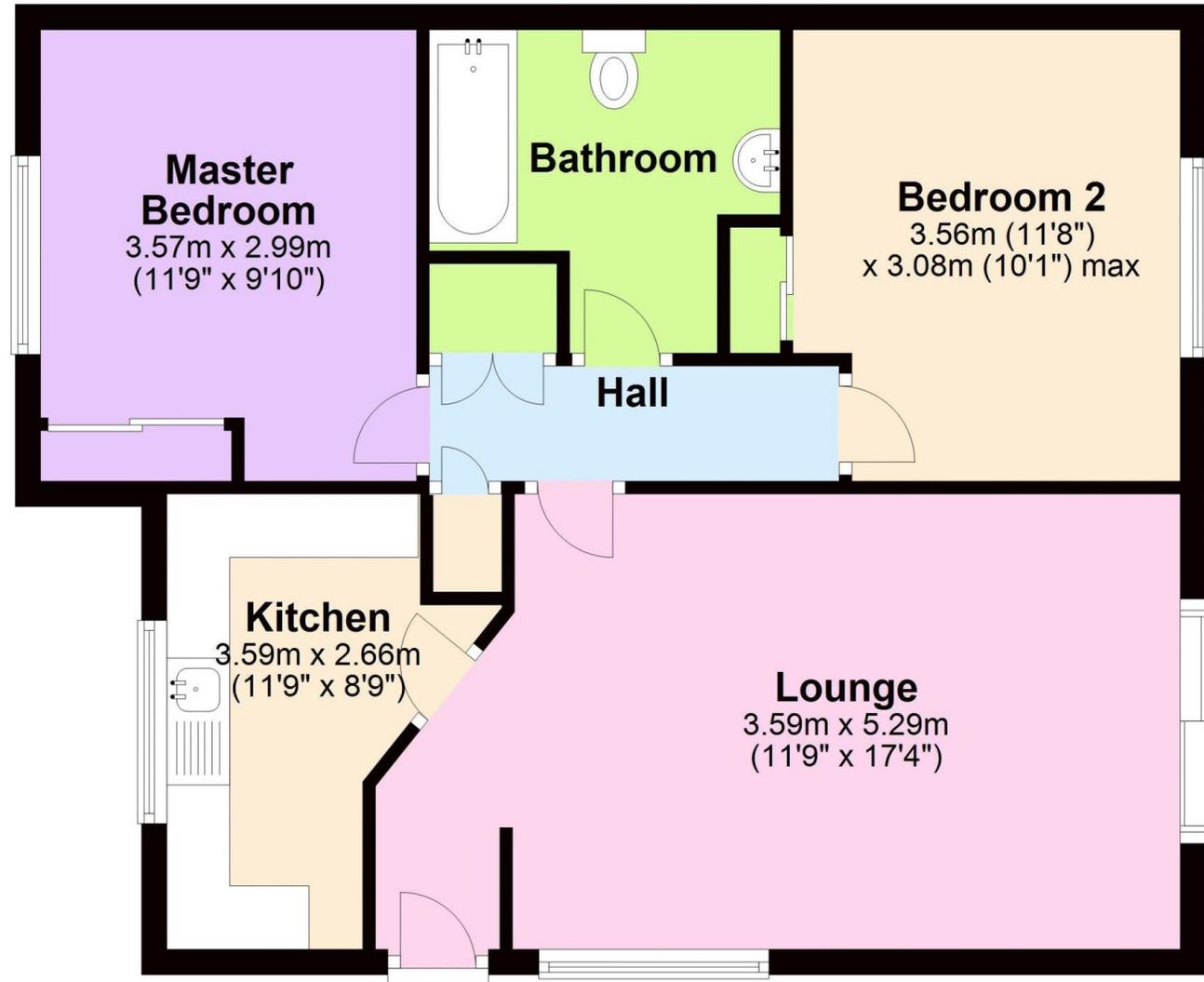
Supermarkets

Tesco Saxmundham
Waitrose Saxmundham

Sports Centre

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

Approx. 62.0 sq. metres (667.5 sq. feet)





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