

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



2 Chequers Row, Friston, Saxmundham, Suffolk. IP17 1PW

GUIDE PRICE

£259,000

A delightful modern two bedroom terraced cottage situated at the heart of this pretty Suffolk village. The cottage, which was built in the 1980s is part of a small terrace located within a stone's throw of the lovely village pub, The Chequers. The cottage which benefits from double glazed windows, is heated by electricity and boasts a versatile range of accommodation which includes a large sitting room; a lovely conservatory which opens to the garden, a smart kitchen/breakfast room and a useful downstairs cloakroom. The bedrooms (a large double and a single) are served by a smart and spacious bathroom. Bedroom one has extensive fitted wardrobes and storage. Bedroom two also benefits from a fitted wardrobe. The garden is a notable feature of the cottage. It has been designed and landscaped for easy maintenance. There is a paved seating area and a lower timber deck. There is a timber garden shed and attractive mature trees. There is allocated parking in the parking area to the west of the terrace. The cottage has been a much loved second home and a successful holiday let. It is ideally located for access to the excellent local amenities and railway station at Saxmundham and the fabulous concert hall at Snape Maltings. The riverside village of Snape has excellent pubs/restaurants. Friston is also just minutes drive from the seaside town of Aldeburgh.

Friston has a large village green, an active village hall and pub "The Chequers". The village lies conveniently between Aldeburgh and the market town of Saxmundham with easy access to the neighbouring village of Snape, famous for its world class Maltings Concert Hall, home to the Aldeburgh Festival. Saxmundham, which has a Wednesday market and Waitrose and Tesco supermarkets, also benefits from a good range of shops. Its railway station provides connecting services to London. The seaside town of Aldeburgh has an excellent range of local shops with art galleries and fine restaurants. There are golf courses at Aldeburgh, Thorpeness and Halesworth with sailing on the rivers Deben and Alde/Ore. Nature reserves in the area include RSPB Minsmere, Havergate Island, Snape Warren and North Warren. The village sits on the edge of the popular Sandlings Walk which is a walk through the Suffolk Coast and Heaths Area of Outstanding Natural Beauty from Southwold to Ipswich.

Applicants may be aware of the proposals from Scottish Power for a new installation on the far side of the village. (Not visible from this property)

SUMMARY OF THE ACCOMMODATION

Entrance Hall; Cloakroom; Kitchen/breakfast room 3.29m x 2.67m; Sitting Room 4.44m x 4.15m; Conservatory; 3.37m x 2.45m; First Floor Landing; Bedroom One 2.81m x 5.36m (max into recess); Bedroom Two 2.38m x 2.05; Bathroom 2.77m x 2.53m

EPC = E

LOCAL AUTHORITY

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

SERVICES

Mains electricity, drainage and water.

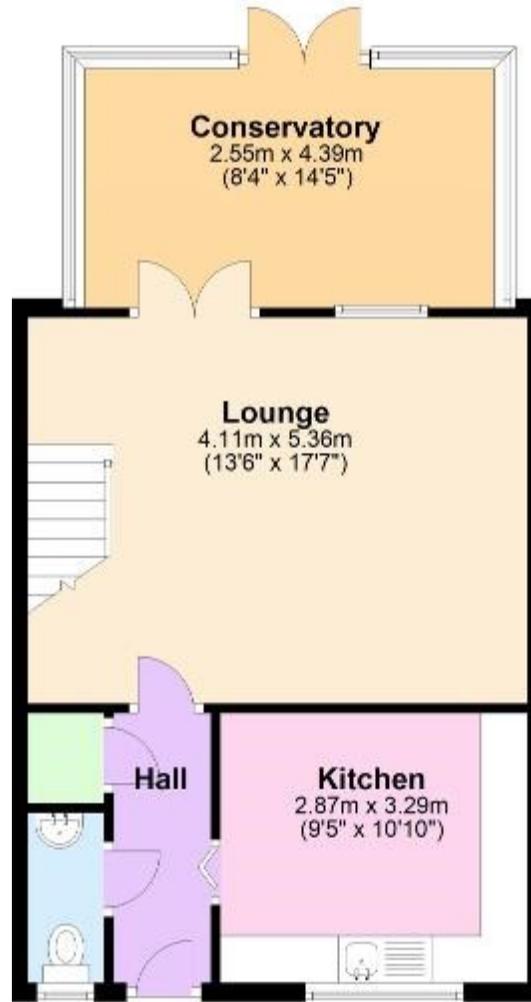
VIEWING

By appointment through Jennie Jones Estate
Agents:
SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com



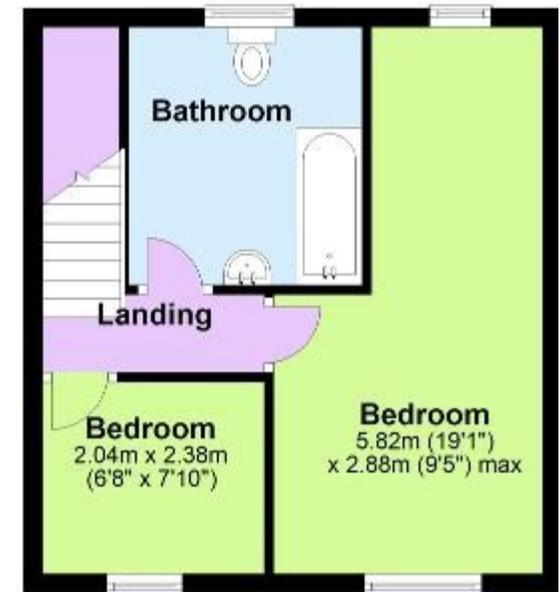
Ground Floor

Approx. 49.5 sq. metres (533.1 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.4 sq. feet)



Total area: approx. 80.7 sq. metres (868.6 sq. feet)

Items depicted in the photographs are not necessarily included in the sale. Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office











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