

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



18 Chapel Road, Saxmundham, IP17 1BG

GUIDE PRICE

£275,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL WITH STUDY RECESS; SITTING ROOM; FAMILY KITCHEN DINING ROOM;
REAR LOBBY; UTILITY/GROUND FLOOR CLOAKROOM; FIRST FLOOR LANDING; TWO BEDROOMS; BATHROOM;
ATTRACTIVE ESTABLISHED GARDENS.**

THE PROPERTY

This charming semi detached house offers a wealth of character over two floors and is well located for access to the centre of the popular market town of Saxmundham. The property has been maintained in excellent contemporary decorative order by the current owner and has stripped floors and doors and would suit well as a full time residence or is worthy of consideration as a second home. Benefitting from gas fired central heating and sealed unit double glazing earliest viewing of this excellent property is strongly recommended.

Enter via the front door into an entrance hall which has stairs to the first floor with under stair cupboards, space for hanging coats and a study recess with space for a desk and bookshelves. The sitting room has a bay window that lets in plenty of light and there is a brick fireplace with display mantel housing a multifuel stove. The spacious family kitchen dining room has a dining area with sliding patio doors to the rear garden and there is additional space for a fireplace and multi-fuel stove with low level glazed display cabinets either side. Off this the kitchen has hand built cupboards with natural timber worksurfaces, a china one and a half bowl sink with drainer and mixer tap, a cooking range and dresser. The rear lobby has a pantry cupboard and door to outside and off this is a utility/cloakroom with wall cupboards, worksurface, wall mounted gas fired boiler, plumbing for washing machine and dishwasher, a deep glazed sink and WC. On the first floor the landing gives access to all rooms and there are two bedrooms both with built in wardrobe cupboards and a bathroom with three piece suite in white with overbath shower and glazed shower surround. Outside the is an offset border at the front of the property and at the rear the attractive and established gardens are laid to patio and borders interspersed with mature shrubs.

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.

LOCAL AUTHORITY

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

SERVICES: Mains gas, water, electricity
and drainage are available to the
property. Central heating is provided by a
gas fired boiler located in the kitchen with
radiators throughout the property

VIEWING

By appointment through Jennie Jones Estate
Agents:

SAXMUNDHAM OFFICE(01728) 605511

email: saxmundham@jennie-jones.com

EPC RATING = D

Ground Floor

Approx. 50.3 sq. metres (541.5 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.3 sq. feet)



Total area: approx. 85.8 sq. metres (923.8 sq. feet)

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

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