

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



29 Rendham Road, Saxmundham, Saxmundham IP17 1DT

GUIDE PRICE

£510,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; SHOWER ROOM; SITTING ROOM; DINING ROOM; KITCHEN; GARDEN SITTING ROOM;
LANDING; FIVE BEDROOMS: FAMILY BATHROOM;
GARDENS; OFF ROAD PARKING.**

THE PROPERTY

This substantial Edwardian family home offers a wealth of characteristic features and has spacious accommodation over 3 floors. Situated in a popular residential area 29 Rendham Road amongst many features has stripped floors and doors, bow windows and round and diamond shaped windows in well proportioned rooms. Seemingly ideal as a comfortable family home earliest viewing is strongly recommended. The entrance hall has a staircase to the first floor and there is a ground floor shower room off. The sitting room is dual aspect and has a fireplace with `gas fired log effect burner, the attractive dining room has a stripped floor room and bow window and the kitchen, which has a tiled floor, has a good range of fitted units with central island all with granite worksurfaces. Off the back of the kitchen is the garden sitting room, an excellent addition and ideal for relaxing with direct access on to the rear garden. On the first floor the landing gives access to 3 bedrooms, all capable of taking double beds and there is a family bathroom. Stairs from the landing give access to two interconnecting bedrooms on the second floor and there is an attic room for storage. The property is set back from the road by an area that provides off road parking and the good sized garden behind the property is laid to lawn with fencing either side and has a raised decked area ideal for sitting out.

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

COUNCIL TAX BAND= E

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

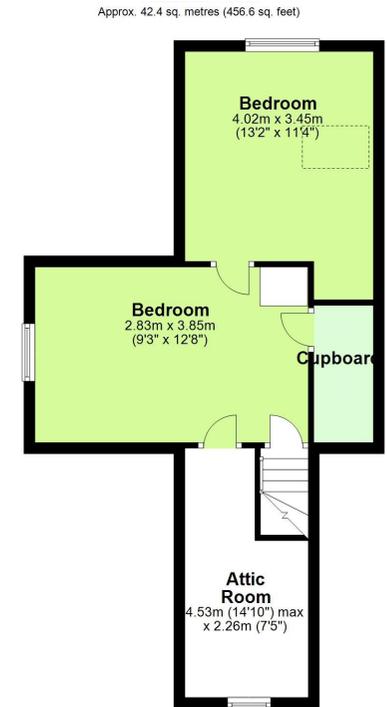
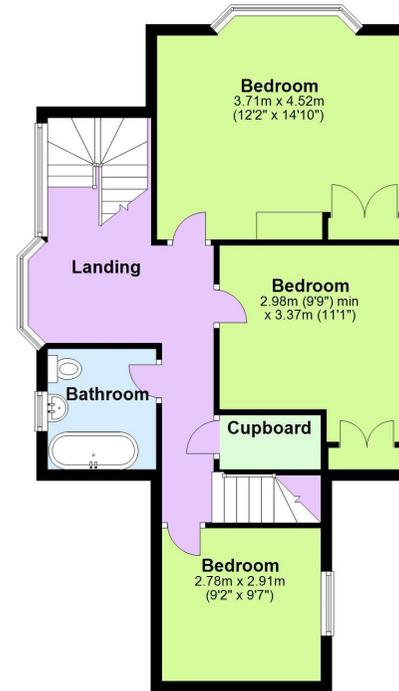
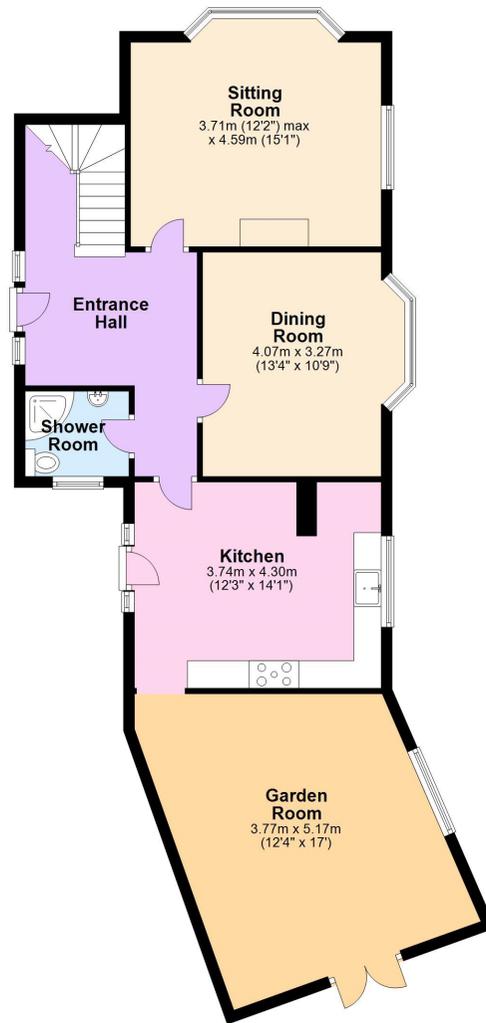
VIEWING

By appointment through Jennie Jones Estate
Agents:

SAXMUNDHAM OFFICE(01728) 605511

email: saxmundham@jennie-jones.com

EPC RATING = E



Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









