

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



35 Tennyson Road, Saxmundham, IP17 1WU

GUIDE PRICE

£350,000

SUMMARY OF THE ACCOMMODATION

ENTRANCE HALL; GROUND FLOOR CLOAKROOM; LOUNGE; DINING ROOM; KITCHEN/BREAKFAST ROOM; CONSERVATORY; LANDING; FOUR BEDROOMS (TWO WITH EN SUITE); FAMILY BATHROOM; GARDENS; DOUBLE GARAGE AND PARKING.

THE PROPERTY

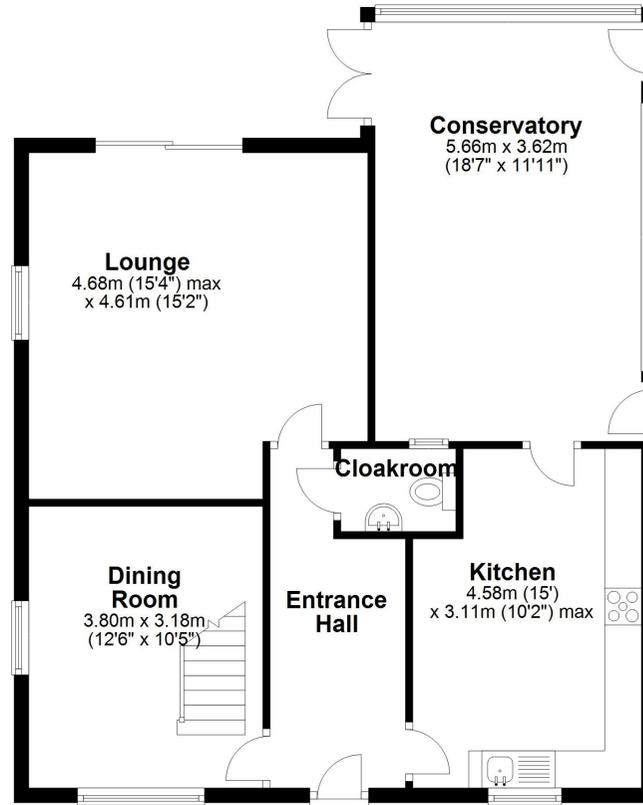
Enjoying a most pleasant end of cul de sac location this detached family home offers light and airy accommodation in attractive leafy surroundings. The property, which would benefit from some cosmetic updating, offers easy access to the town centre of Saxmundham and benefits from gas fired central heating and sealed unit double glazed windows and to appreciate the property earliest viewing is strongly recommended. The entrance hall has stairs to the first floor and there is a ground floor cloakroom. The lounge is situated at the back of the property with patio doors on to the garden and there is a separate dining room and kitchen breakfast room with an extensive range of fitted units with Creda Cooking range and built in fridge freezer. Off the back of this is access to the large conservatory which has a tiled floor and gives access on the garden. On the first floor is landing and there are four bedrooms, two with en suite shower rooms and a separate family bathroom. A drive leads up to the front of the property and provides off road parking and leads to the double garage with twin up and over doors and having light and power connected. There is a shingled area in front of the property and behind is a pretty unoverlooked garden with raised patio and steps down to a lawn with shrub and flower borders.

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.

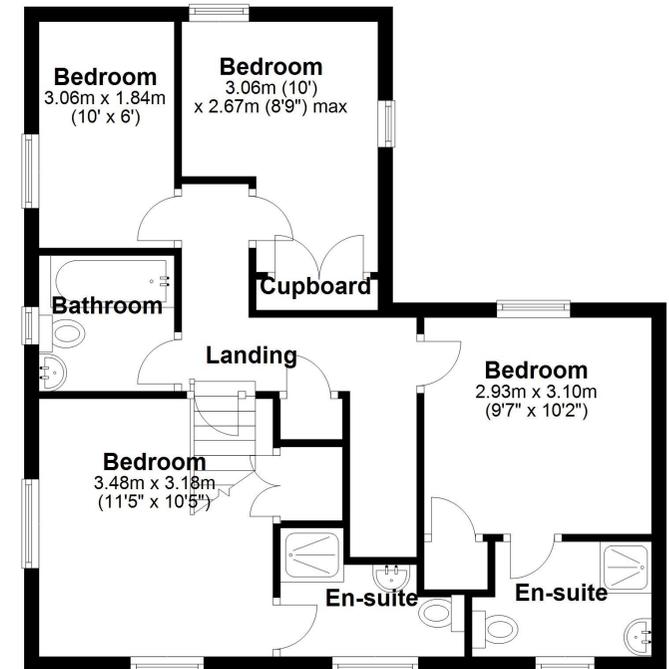
Ground Floor

Approx. 77.9 sq. metres (838.4 sq. feet)



First Floor

Approx. 56.1 sq. metres (603.6 sq. feet)



Total area: approx. 134.0 sq. metres (1441.9 sq. feet)

35 Tennyson rd, Saxmundham

LOCAL AUTHORITY

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

COUNCIL TAX BAND = D

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 = C

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.









