

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



2 Dove Close, Saxmundham, IP17 1XU

GUIDE PRICE

£225,000

SUMMARY OF THE ACCOMMODATION

**SITTING ROOM; FITTED KITCHEN; CONSERVATORY/DINER;
FIRST FLOOR LANDING; TWO BEDROOMS; BATHROOM;
GARDENS; OFF ROAD PARKING**

THE PROPERTY

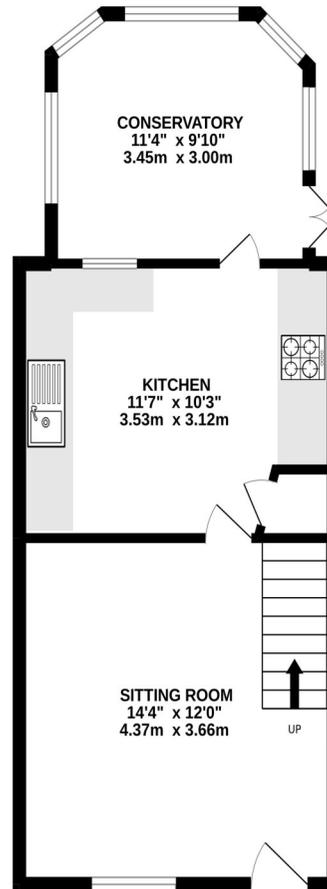
Located on a no through road 2 Dove Close is an end of terrace house having been kept in immaculate order by the current owners. The property is well located for access to the market town of Saxmundham and benefits from sealed unit double glazing and would be seemingly ideal as a first time buy or investment property - to appreciate this excellent home earliest viewing is strongly recommended.

Enter the property into the sitting room which has a timber laminate floor and stairs to the first floor. The well fitted kitchen has a range of smart gloss fronted units in black and white with fitted working surface. One and a half bowl sink with single drainer and mixer tap. Miele induction hob with filter over and eye level Miele oven. Built in dishwasher and plumbing for a washing machine. Off the kitchen is the conservatory which is fully double glazed and can take a dining table. On the first floor is a landing and the main bedroom has a range of built in wardrobe cupboards and dressing table, bed 2 can take a double bed and the contemporary bathroom has a panelled bath with over bath shower and glazed shower screen, wash basin with cupboard under and close coupled WC. Out side at the front of the property the garden is laid to lawn with off road parking and at the side is a timber garden shed and bin storage space. At the rear is a patio, ideal for sitting out with the remainder of the garden being laid to artificial grass for easy maintenance and surrounded by fencing.

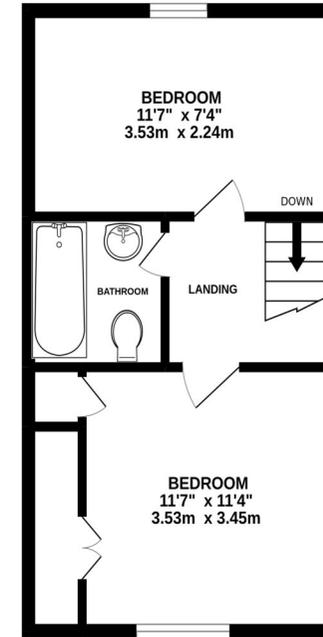
LOCATION

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
447 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



LOCAL AUTHORITY

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

COUNCIL TAX BAND = B

SERVICES: Mains water, electricity and
drainage are available to the property.

VIEWING

By appointment through Jennie Jones Estate
Agents:

SAXMUNDHAM OFFICE(01728) 605511

email: saxmundham@jennie-jones.com

EPC RATING = D

TOTAL FLOOR AREA: 778 sq.ft. (72.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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