

SOUTHWOLD  
&  
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD  
&  
SAXMUNDHAM

ESTATE AGENTS



25 Henley Close, Saxmundham, Saxmundham, IP17 1EY

GUIDE PRICE

£185,000

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; CLOAKROOM; SITTING ROOM AND DINING ROOM; KITCHEN;  
FIRST FLOOR LANDING; TWO BEDROOMS; FAMILY BATHROOM;  
GARDENS; OFF ROAD PARKING**

### **THE PROPERTY**

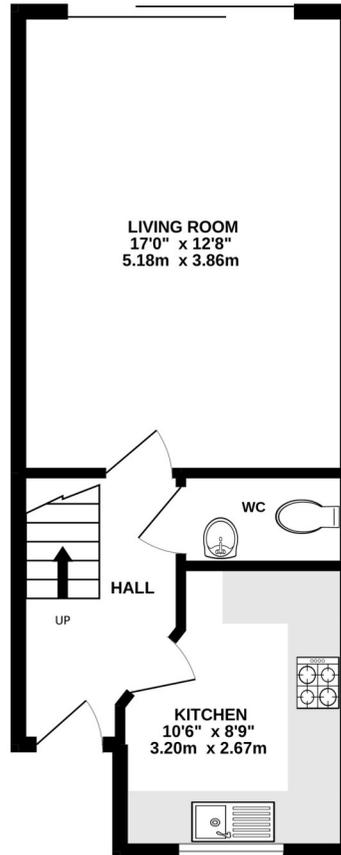
Enjoying a cul de sac location this terraced house was built in the late 1980's and has been maintained in good order by the current owner. Located on the popular Brook Farm development Henley Close is situated in a select part of the site exclusively for the over 55s. Well located for access to the market town of Saxmundham to appreciate this excellent property earliest viewing is strongly recommended.

The entrance hall has stairs to the first floor, a timber laminate floor and a cloakroom off with close couple WC and wash hand basin. The sitting/dining room is a good sized main reception room with timber laminate floor and has an attractive aspect via sliding patio doors on to the rear garden. The kitchen has a range of fitted units with timber laminate frontage and fitted work surface. Stainless steel one and a half bowl sink. Four ring electric hob with filter over and built in oven under. Plumbing for washing machine. The first floor landing has a built in cupboard with pre lagged hot water cylinder. There are two bedrooms and a bathroom which has a three piece suite in white with over bath shower and shower screen. Outside at the front of the property is an off road parking space and the attractive rear garden is laid to paving with shrub borders either side. Pergola. Summerhouse.

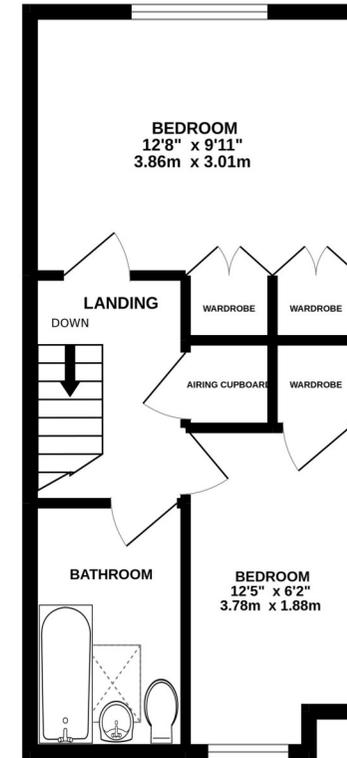
### **LOCATION**

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  
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 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 = C**

**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](mailto:saxmundham@jennie-jones.com)

**EPC RATING = D**

**TENURE:** The property is leasehold with 65  
years left on the lease.

**SERVICE CHARGE AND GROUND RENT:**

Currently the annual service charge is  
£2733.48 and the annual ground rent is  
£102.28

TOTAL FLOOR AREA : 718 sq.ft. (66.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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