

EST.  1993

JENNIE JONES

ESTATE AGENTS



26 Gilbert Road, Saxmundham, IP17 1FE

GUIDE PRICE

£220,000

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; CLOAKROOM; SITTING ROOM; FITTED KITCHEN; CONSERVATORY;  
FIRST FLOOR LANDING; TWO BEDROOMS; BATHROOM;  
GARDENS; OFF ROAD PARKING AND GARAGE**

### **THE PROPERTY**

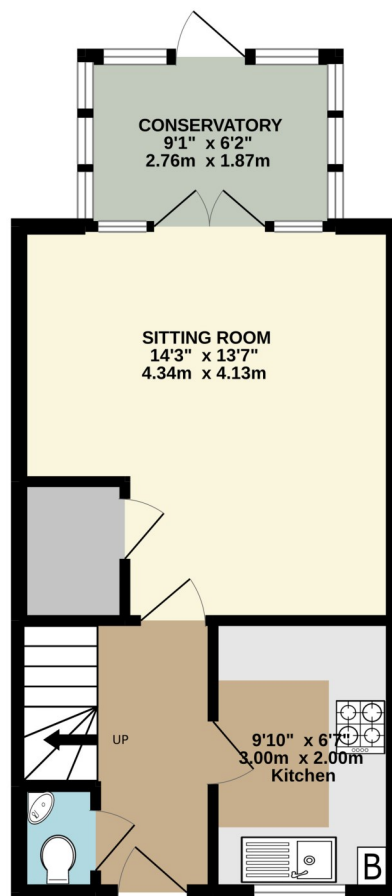
This mid terrace property was built in about 2015 and has been maintained in good decorative order by the current owner and offers light and airy accommodation over two floors. Benefitting from sealed unit double glazing and gas fired central heating the property has a very good 'B' energy rating and is conveniently located for all the amenities of the market town of Saxmundham - seemingly ideal as either a first time buy or for investment earliest viewing of this excellent property is strongly recommended.

The front door gives access to the entrance hall which has a cloakroom off with WC and wash hand basin. The sitting room is a good sized reception room and has a deep built in cupboard, double glazed doors lead to the conservatory, itself double glazed and has a pleasant aspect over the rear garden. The kitchen has a range of contemporary white gloss fronted units with fitted workface and stainless steel sink with single drainer and mixer tap inset. The kitchen comes with a full range of appliances including gas hob with filter over, built in oven, built in fridge/freezer and built in washing machine and dishwasher. Cupboard housing gas fired boiler for central heating. On the first floor is a landing and two bedrooms, both capable of taking a double bed and both with built in wardrobe cupboards. The bathroom has a panelled bath with over bath shower and shower screen, wash basin and close coupled WC. Outside there is a small garden at the front of the property with path to front door and behind the enclosed garden is laid to shingle, paving and border. A gate at the back of the garden gives access to the single garage which has light and power connected and a parking space in front.

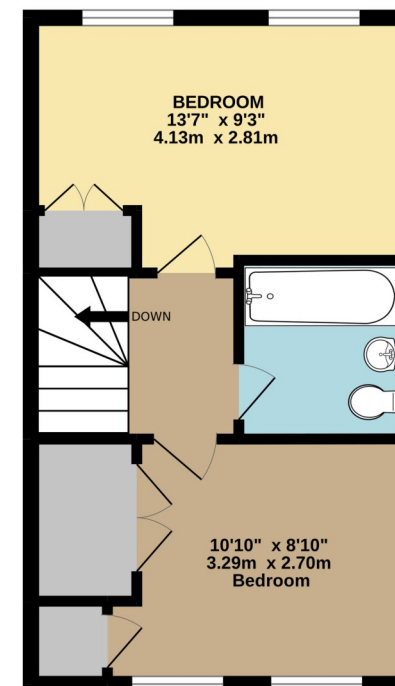
### **LOCATION**

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  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
327 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 709 sq.ft. (65.8 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.  
Made with Metroplex ©2022

#### 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, gas, electricity  
and drainage are available to the  
property. Central heating is provided by a  
gas fired boiler 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](mailto:saxmundham@jennie-jones.com)

#### EPC RATING = B

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.

















