

EST.  1993

# JENNIE JONES

ESTATE AGENTS



**Church Street, Saxmundham, Suffolk IP17 1EP**

**GUIDE PRICE**

**£195,000**

## **SUMMARY OF THE ACCOMMODATION**

**SITTING/DINING ROOM; FITTED KITCHEN; LANDING; TWO FIRST FLOOR BEDROOMS; BATHROOM; ATTIC BEDROOM; ENCLOSED GARDEN; PARKING SPACE.**

**THE PROPERTY** This charming end of terrace cottage is located in the heart of the market town of Saxmundham and occupies an excellent location for access to all the town's amenities. The property would benefit from some cosmetic updating but has a modern gas fired central heating system along with fitted kitchen and bathroom. Currently the property has been occupied as a full time residence and would seemingly be a good first time buy or investment and is also worthy of consideration as a holiday retreat and thus earliest viewing is recommended.

The front door leads into the sitting/dining room which has a brick fireplace housing a log burner, exposed timbers and stairs to the first floor. The kitchen has a range of fitted floor drawer and wall cupboards with fitted worksurface having china one and a half bowl sink with mixer tap. Door to outside. On the first floor the landing gives access to the main bedroom, which has a built in wardrobe cupboard, bedroom two and the bathroom which has a suite in white with panelled bath with overbath shower, close coupled WC, pedestal wash basin and extractor. Cupboard housing wall mounted gas fired combination boiler for central heating and hot water. At the back of the landing steps lead up to the attic bedroom. At the rear of the property is an enclosed patio garden laid to paving with useful timber storage shed. Separate from the property is a designated off road parking space.

**LOCATION:** Saxmundham offers an excellent range of local amenities including a Waitrose and Tesco supermarket (both under a minutes walk from the property), a Primary School and recently opened Free School. There is a vibrant High Street and a Wednesday market together with art galleries, pubs and restaurants. The attractions of the Suffolk Heritage Coast lie within convenient reach by car and include the world famous Snape Maltings Concert Hall which is home to the internationally renowned Aldeburgh Festival. The seaside towns of Aldeburgh and Southwold lie within convenient reach by car and other attractions include nature reserves at Minsmere, Havergate Island and Shingle Street, ancient castles at Framlingham and Orford and golf courses at Aldeburgh, Thorpeness, Halesworth and Hinton. The railway station at Saxmundham provides a regular service to London (Liverpool Street) via Ipswich.

**LOCAL AUTHORITY**

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

**COUNCIL TAX BAND: = B**

**SERVICES:**

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

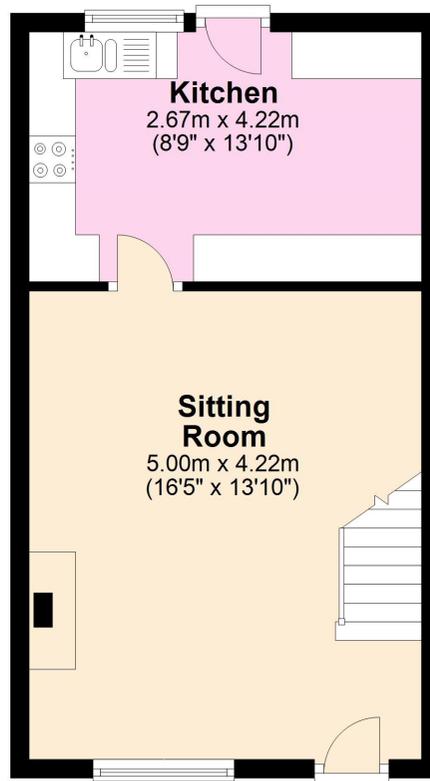
**VIEWING**

By appointment through Jennie Jones Estate Agents:  
**SAXMUNDHAM** (01728) 605511.  
email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING = D**

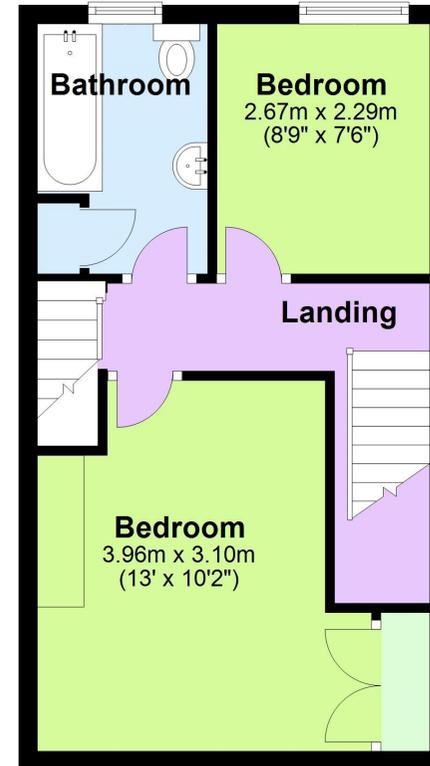
**Ground Floor**

Approx. 32.8 sq. metres (352.7 sq. feet)



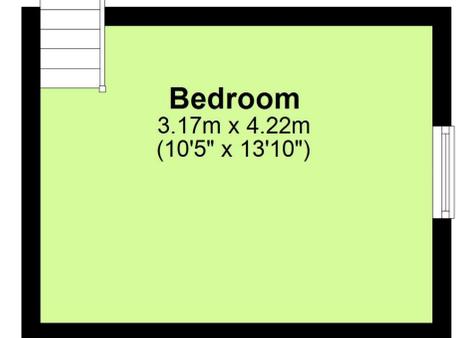
**First Floor**

Approx. 32.8 sq. metres (352.7 sq. feet)



**Second Floor**

Approx. 13.4 sq. metres (144.2 sq. feet)



Total area: approx. 78.9 sq. metres (849.6 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

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.









