

EST.  1993

JENNIE JONES

ESTATE AGENTS



TWO HOOTS, 42 HIGH STREET, SAXMUNDHAM IP17 1AB

GUIDE PRICE

£250,000

SUMMARY OF THE ACCOMMODATION

**LIVING ROOM; LIBRARY/STUDY AREA; KITCHEN/DINING ROOM;
LANDING; TWO DOUBLE BEDROOMS;
COTTAGE GARDENS.**

THE PROPERTY

This enchanting terraced town cottage is well located for access to the town centre of the market town of Saxmundham. Two Hoots offers a wealth of character and deceptively spacious accommodation over two floors. The cottage, which benefits from gas fired central heating, is currently a full time residence and would suit well as such but also would be worthy of consideration as a comfortable holiday retreat and so earliest viewing is strongly recommended.

Enter via the front door into the living room which has exposed ceiling timbers and wall studs, a brick inglenook fireplace with mantelpiece with cupboard to side and stairs to the first floor, at the back of the living room is a library/study area which has space for a two seater settee. At the back of the property on the ground floor is the kitchen/dining room with fitted units having tiled inset worksurfaces with stainless steel one and a half bowl sink with single drainer. Split level cooker with four ring electric hob and eye level double oven. Plumbing for dishwasher and washing machine. Wall mounted gas fired boiler for central heating and hot water. Door to rear garden. On the first floor is a landing and the double bedroom at the front (currently used as a study) has fitted wardrobe cupboards and high level storage cupboards. The second bedroom, also a double, is located at the back of the property and there is a bathroom with three piece suite and walk in shower and airing cupboard with pre lagged hot water cylinder. To the rear of the property is the most delightful cottage garden with patio, lawn, ornamental pond and a range of established flowers, shrubs and trees. Off the patio is a garden shed with covered storage area, a separate green house and at the bottom of the garden is an extremely useful garden workshop/studio - (the shed and workshop have power connected). There is a pedestrian right of way behind Two Hoots in favour of the neighbouring property.

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 via Ipswich 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.

LOCAL AUTHORITY

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

COUNCIL TAX BAND: A

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:

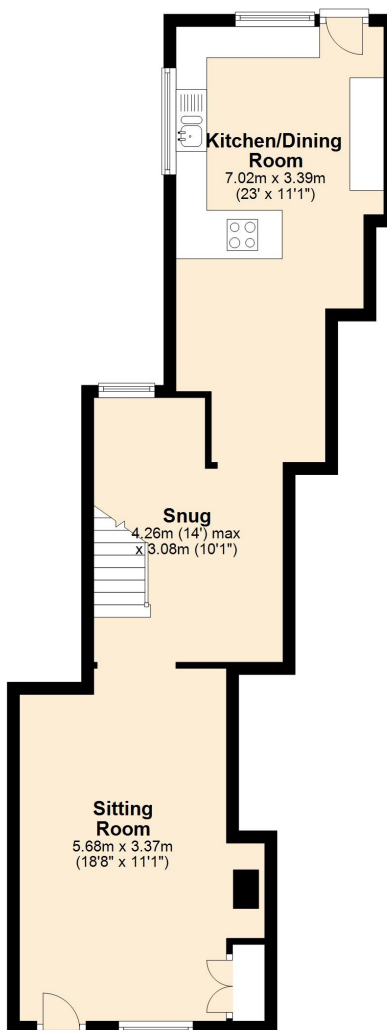
SAXMUNDHAM OFFICE(01728) 605511

email: saxmundham@jennie-jones.com

EPC RATING = D

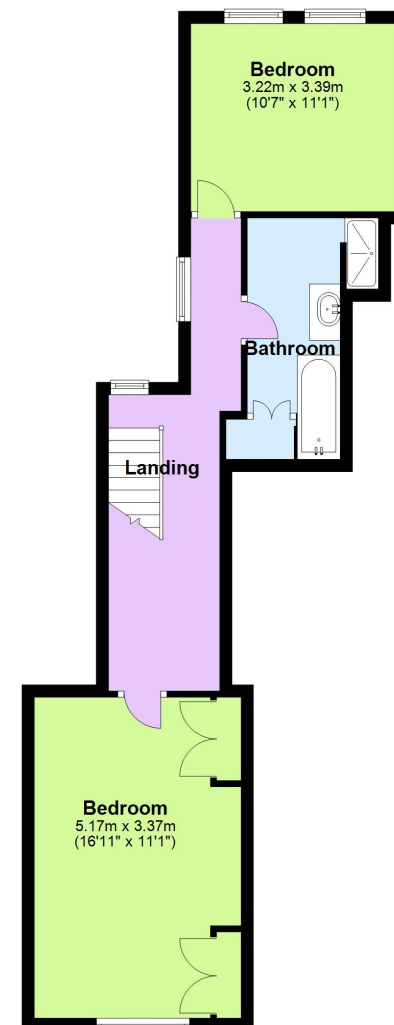
Ground Floor

Approx. 52.9 sq. metres (569.6 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.9 sq. feet)



Total area: approx. 99.4 sq. metres (1070.5 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.









