

EST.  1993

# JENNIE JONES

ESTATE AGENTS



8 Chapel Road, Saxmundham, Suffolk IP17 1BH

GUIDE PRICE

£305,000

## **SUMMARY OF THE ACCOMMODATION**

### **Ground Floor**

**STORM PORCH; ENTRANCE HALL; BEDROOM; BATHROOM**

### **Lower Ground Floor**

**SITTING ROOM; KITCHEN/DINER**

### **First Floor**

**TWO DOUBLE BEDROOMS ONE WITH EN-SUITE SHOWER ROOM**

**REAR GARDEN**

### **THE PROPERTY**

A deceptively spacious terraced property with accommodation over three floors. The accommodation comprises a storm porch with front door opening to the entrance hall. Off the entrance hall is the third bedroom, which could also be used as a sitting room, a bathroom with bath, shower cubicle, toilet and wash basin, and a spacious built in airing cupboard housing the gas fired boiler. On the lower ground floor the room at the front of the property is currently used as a living room with understairs storage cupboard and recently fitted log burning stove. The kitchen/dining room is a lovely family room with a good range of base and wall mounted units with wooden work surfaces over. There is a built in oven and hob with extractor over, integrated washing machine, drier and dishwasher and space for a fridge freezer. Double glazed French doors give access to the garden. At first floor level are two further double bedrooms, one with an en-suite shower room. The rear garden with pedestrian access at the side has been designed for ease of maintenance. There is an outside water supply and a timber storage shed.

The property would be ideally suited for either full time occupation or for use as a holiday home.

### **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.

**LOCAL AUTHORITY**

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

**COUNCIL TAX BAND= B**

**SERVICES:** Mains water, drainage and electricity are available to the property. Central heating from a gas fired boiler.

**VIEWING**

By appointment through Jennie Jones Estate Agents:

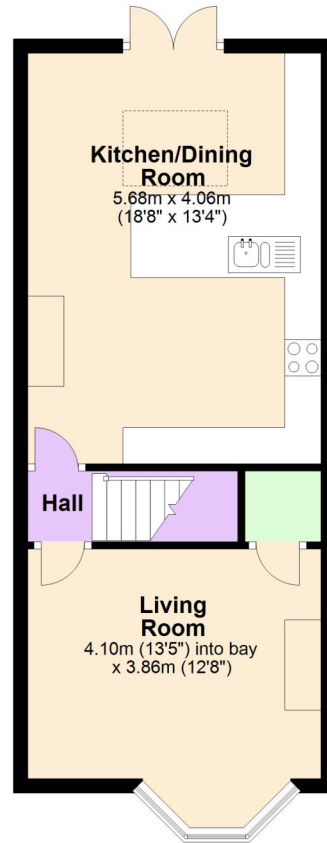
**SAXMUNDHAM OFFICE**(01728) 605511

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

**EPC RATING = D**

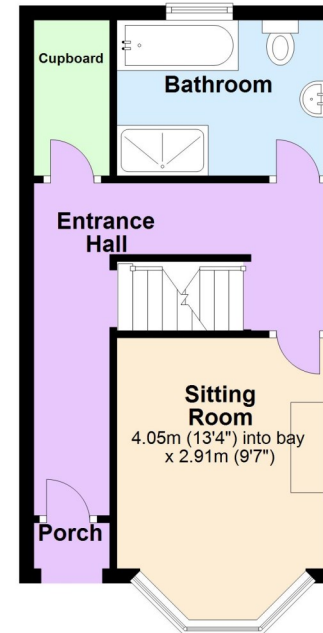
**Basement**

Approx. 40.1 sq. metres (431.4 sq. feet)



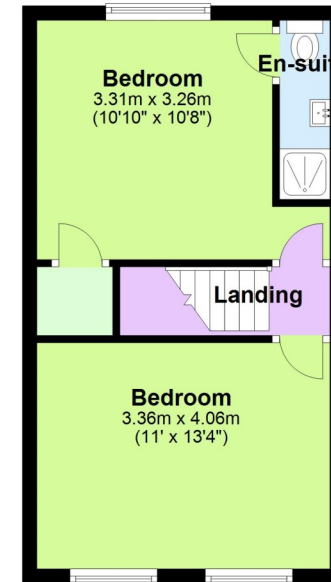
**Ground Floor**

Approx. 31.2 sq. metres (335.4 sq. feet)



**First Floor**

Approx. 30.8 sq. metres (331.9 sq. feet)



Total area: approx. 102.1 sq. metres (1098.7 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.



















