

EST.  1993

JENNIE JONES

ESTATE AGENTS



44 St. Johns Road, Saxmundham, IP17 1BD

GUIDE PRICE

£200,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE PORCH; ENTRANCE HALL; SITTING ROOM; DINING ROOM; KITCHEN;
TWO BEDROOMS; BATHROOM; SEPARATE WC; REAR LOBBY;
LARGE GARDEN**

THE PROPERTY: A detached 1930's timber framed bungalow that is in need of refurbishment or redevelopment. Situated in a good residential area just a short walk from the High Street and all local amenities. A front entrance door below a storm porch opens to the entrance hall with window to the side aspect, built in airing cupboard with hot water cylinder. Door to sitting room with bay window to the front aspect, wall mounted gas fire, built in cupboard and radiator. There are two bedrooms, one double and one single both with windows to the side aspects and radiators to each room, a bathroom with bath and wash basin and a separate wc. To the rear of the bungalow is a spacious dining room with gas fire, window to side aspect, door to the rear lobby and a door to the kitchen. The kitchen has a windows to the side and rear aspects, fitted base and wall mounted units, sink with mixer tap and worksurfaces. There is space for a cooker, fridge, freezer and plumbing for a washing machine. The rear lobby gives access to the large enclosed rear garden, which has a timber workshop, garden tool store and greenhouse. The garden has an area of lawn numerous shrubs and plants and a vegetable plot.

NOTE: Being of timber framed construction a potential buyer would need to seek advice if getting a mortgage.

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 Aldeburg 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.

No Onward Chain

LOCAL AUTHORITY

East Suffolk Council, Council Offices, Melton Hill, Woodbridge, Suffolk IP12 1AU. Tel: 01394 383789

COUNCIL TAX BAND : B

SERVICES : Mains water, electricity, gas and drainage are connected.

VIEWING

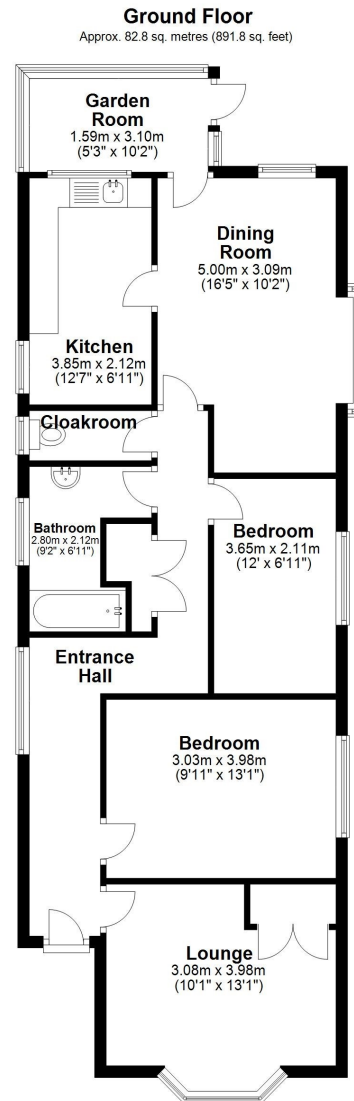
By appointment through Jennie Jones Estate Agents:

Tel: (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING: E

TENURE: Freehold



Total area: approx. 82.8 sq. metres (891.8 sq. feet)

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.



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