

EST.  1993

JENNIE JONES

ESTATE AGENTS



Fairfield Road, Saxmundham, Suffolk IP17 1BA

PRICE

£270,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE LOBBY; FAMILY ROOM; SITTING ROOM; DINING ROOM; STUDY; KITCHEN;
FIRST FLOOR LANDING; THREE BEDROOMS; BATHROOM;
GARDENS, PARKING AND DOUBLE GARAGE/WORKSHOP**

THE PROPERTY

This detached home is located in a popular residential area and offers easy access to the town centre of Saxmundham and its amenities. The property, which benefits from double glazing throughout, is in need of a programme of updating and refurbishment but ultimately would seemingly make a comfortable family home and to appreciate the property and its potential viewing is essential.

The entrance lobby has a parquet floor, stairs to the first floor and gives access to a family room with fireplace, panelling and shelving, and a sitting room with fire place housing coal effect gas fire with back boiler (not tested) to heat radiators. Cupboard to side. At the back of this room is access to the dining room which has fitted units and gives access to the study and kitchen which has floor, drawer and wall cupboards with fitted working surface. Tiled floor. Stainless steel one and a half bowl sink with single drainer, four ring gas hob with cooker hood over and eye level Neff double oven. Plumbing for washing machine and door to outside. On the first floor the landing gives access to three bedrooms, two doubles and a single and the bathroom has a panelled bath with shower over, pedestal washbasin and close coupled WC. Outside there is a small garden at the front of the property laid to shrubs, off road parking at the side which leads to the double garage/workshop. At the rear of the property the garden is enclosed by hedging and is laid to lawn with established trees.

LOCATION

Saxmundham offers an excellent range of local amenities including a Waitrose and Tesco supermarket, a Primary School and High 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 connecting services to London via Ipswich and Liverpool Street.

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

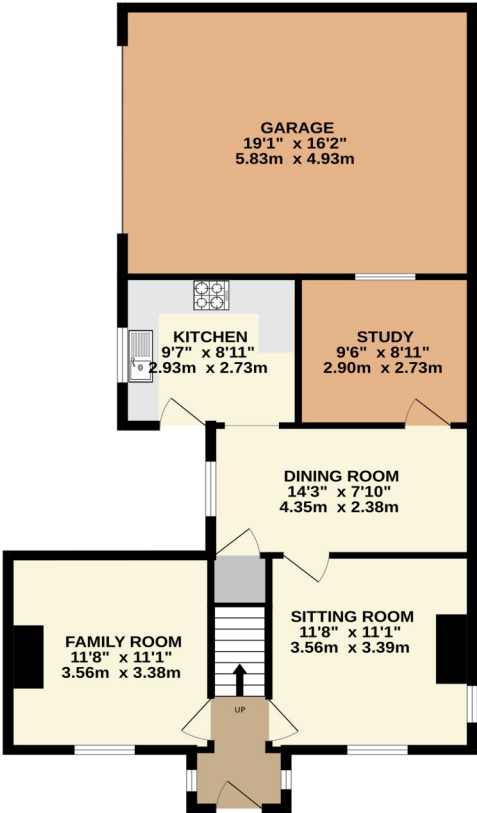
COUNCIL TAX BAND= C

SERVICES: Mains water, electricity, gas and drainage are connected. Heating by gas fired back boiler in the sitting room (not tested).

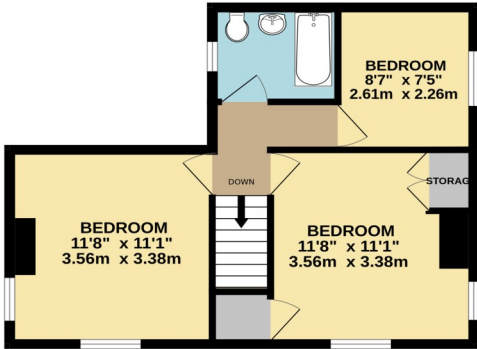
VIEWING
 By appointment through Jennie Jones Estate Agents:
SAXMUNDHAM OFFICE(01728) 605511
 email: saxmundham@jennie-jones.com

EPC RATING = E

GROUND FLOOR
 893 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR
 409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 1303 sq.ft. (121.0 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.
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