



MILL ROAD, FRISTON, SAXMUNDHAM, SUFFOLK IP17 1NW  
PRICE: £195,000 FREEHOLD

**A semi detached house family home located near to the centre of the village of Friston in need of refurbishment.**

**Entrance Hall; Utility; Sitting Room and Dining room; Kitchen; Ground Floor Bathroom; Landing; Three Bedrooms; WC; Gardens to front and rear; Parking.**

**26 HIGH STREET SAXMUNDHAM, SUFFOLK IP17 1AB Tel: 01728 605511**



**THE PROPERTY:** 5 Mill Road comprises a semi detached house located close to the ever popular village of Friston. The property, now in need of a programme of updating offers light accommodation over two floors, has oil fired central heating and is double glazed throughout. Ultimately the property would seemingly make a good family home and to appreciate it and it's potential viewing is essential.

Enter the property into a hallway which has storage recesses and a utility room off. An inner hallway gives access to the lounge and dining room which is partially partitioned and has a fireplace, tv shelf with airing cupboard to side. The kitchen has a range of fitted floor and wall cupboards with work surface and stainless steel sink, also on the ground floor is the bathroom with three piece suite. On the first floor are three bedrooms, all capable of taking a double bed and a handy WC. Outside the front garden is laid to lawn and at the rear the good sized garden is again laid to lawn with attractive views over farmland and has off road parking. Three timber garden sheds.

Applicants should be aware of proposals from Scottish Power for a new sub station installation to the north of Friston.

**LOCATION:** Friston has a large village green, an active village hall and a pub "The Chequers". The village lies conveniently between Aldeburgh and the market town of Saxmundham with easy access to the neighbouring village of Snape, famous for its world class Maltings Concert Hall, home to the Aldeburgh Festival. Saxmundham, which has a Wednesday market and Waitrose and Tesco supermarkets, also benefits from a good range of shops. Its railway station provides connecting services to London. The seaside town of Aldeburgh has an excellent range of local shops with art galleries and fine restaurants. There are golf courses at Aldeburgh, Thorpeness and Halesworth with sailing on the rivers Deben and Alde/Ore. Nature reserves in the area include RSPB Minsmere, Havergate Island, Snape Warren and North Warren. The village sits on the edge of the popular Sandlings Walk which is a walk through the Suffolk Coast and Heaths Area of Outstanding Natural Beauty from Southwold to Ipswich.

**TENURE:** Freehold.

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

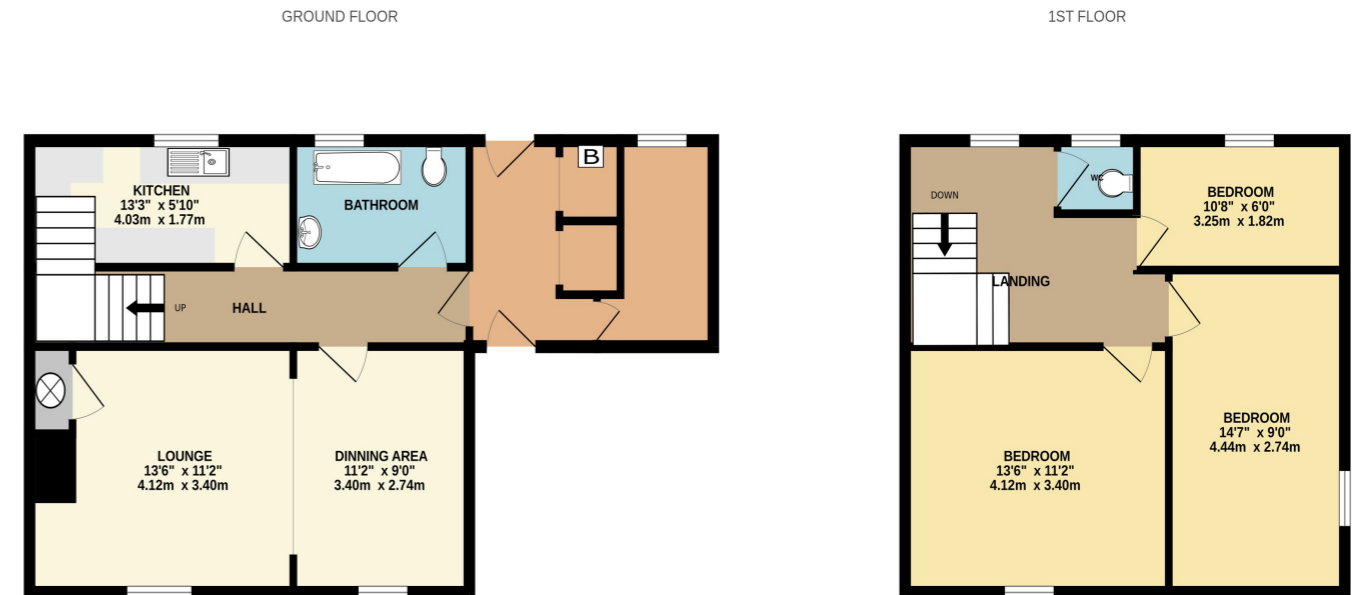
**COUNCIL TAX BAND:** = B

**SERVICES;** Mains electricity, drainage and water are available to the property. Heating is provided by an oil fired boiler.

**VIEWING:** By appointment through Jennie Jones Estate Agents. Tel: 01728 605511.

**email:** saxmundham@jennie-jones.com

**EPC RATING =** Awaiting EPC



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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