

EST.  1993

# JENNIE JONES

ESTATE AGENTS



33 St. Johns Road, Saxmundham, Suffolk, IP17 1BD.

**GUIDE PRICE**

**£215,000**

**SUMMARY OF THE ACCOMMODATION**  
**SITTING ROOM; DINING ROOM; KITCHEN**  
**LANDING; TWO BEDROOMS; BATHROOM: GOOD SIZED GARDEN.**

**THE PROPERTY**

An end terraced two bedroom property in a good location close to all local amenities. The property has been well cared for by the current owner and is in good order throughout. A front entrance door opens to the sitting room, with double glazed window and door to the dining room. There is a window to the rear aspect, radiator and door to the stairs which give access to the landing. The galley style kitchen has a door and window to the side aspect, there is a stainless steel sink with mixer tap, a good range of base and wall mounted units with worksurfaces over and splashback. A cooker space, plumbing for washing machine, space for fridge/freezer and wall mounted gas fired boiler for central heating and hot water. To the first floor is a landing with loft access hatch and doors to the bedrooms and bathroom. Bedroom one has a double glazed window to the front, radiator and attractive cast fireplace. Bedroom two has a double glazed window to the rear and radiator. The bathroom has a window to the rear, three piece suite in white comprising a bath with shower attachment, low level WC and wash basin. There is a radiator and ample tiling. GARDEN - To the front of the property is an enclosed garden which is mainly paved for ease of maintenance. There is a long enclosed garden to the rear with paved sitting area, lawn, borders and a timber shed.

**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.

**LOCAL AUTHORITY**

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

**COUNCIL TAX BAND: A**

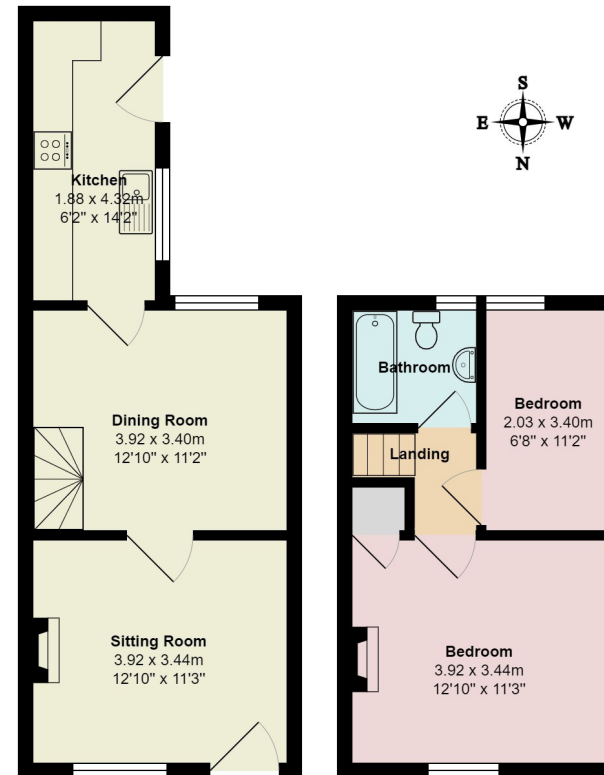
**SERVICES** : Water, electricity and drainage are available to the property. Heating by gas fired boiler.

**VIEWING**

By appointment through Jennie Jones Estate Agents:  
Tel: (01728) 605511.

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

**EPC RATING = D**



Area: 35.9 m<sup>2</sup> ... 386 ft<sup>2</sup>

Area: 27.4 m<sup>2</sup> ... 295 ft<sup>2</sup>

Total Area: 63.3 m<sup>2</sup> ... 681 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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.





SAXMUNDHAM  
T: 01728 605511

[www.jennie-jones.com](http://www.jennie-jones.com)