



20 PARK AVENUE, SAXMUNDHAM, SUFFOLK IP17 1DR

GUIDE PRICE: £159,995 FREEHOLD

A semi-detached house that is in need of refurbishment and upgrading. located in a sought after area of the market town of Saxmundham and being offered with no onward chain.

Entrance Hall; Cloakroom; Sitting Room; Dining Room; Kitchen; Landing; Three Bedrooms; Shower Room; Off Road Parking; Gardens.

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

THE PROPERTY: A semi-detached family house in a good location that is in need of some upgrading and refurbishment to all areas. The property benefits from light and airy accommodation, double glazed windows to most, gas fired central heating, off road parking and a good size south facing garden.

A front entrance door beneath a storm porch opens to the entrance hall with stairs to the first floor accommodation and door to the cloakroom with window, toilet and wash basin. The sitting room, at the rear of the house has a sliding patio door which opens to the rear south facing garden, stone open fireplace and radiator. The dining room at the front of the property has a window and radiator. The kitchen has a window to the rear and door to the side. There is a sink, electric oven and hob, kitchen units with work surfaces and wall mounted gas boiler for central heating and hot water. Stairs from the entrance hall lead to the landing with single glazed window to the side, loft access hatch, built in airing cupboard and doors to the bedrooms and bathroom. Bedroom one, a double is to the front of the house with a window and radiator. Bedroom two at the rear, also a double, has a window and radiator. The third bedroom which is single size has a window to the front aspect and radiator. The shower room comprises a walk in shower, toilet and wash basin. Window to the rear and radiator. There is a garden and driveway with off road parking to the front of the property. At the rear is a large enclosed south facing garden.

LOCATION: Saxmundham offers an excellent range of local amenities including a Waitrose and Tesco supermarket, a Primary School and recently opened Free 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 a regular service to London (Liverpool Street) via Ipswich.

TENURE: Freehold.

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

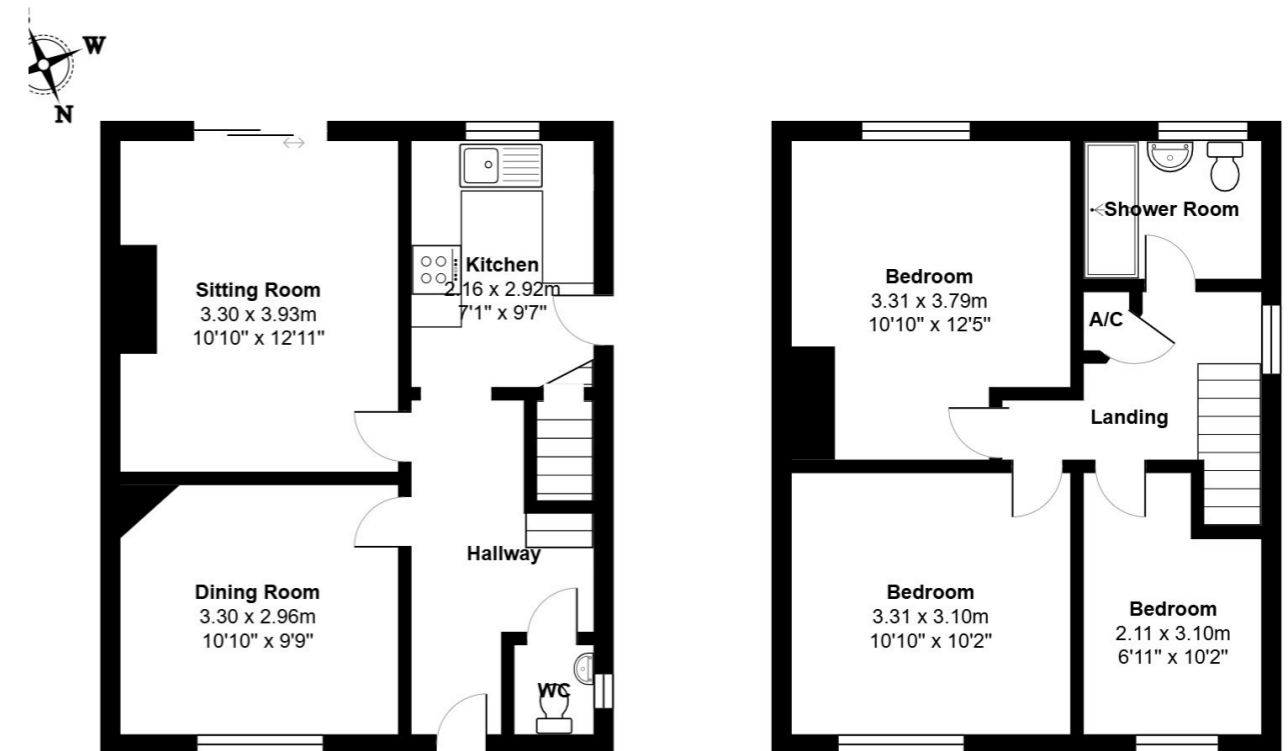
COUNCIL TAX BAND: = B

SERVICES: Mains electricity, gas, water and drainage are available to the property. Heating is provided by a gas fired combi boiler with radiators throughout the property.

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

email: saxmundham@jennie-jones.com

EPC RATING: = D



Total Area: 79.0 m² ... 850 ft²

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.