

EST.  1993

JENNIE JONES

ESTATE AGENTS



5 Rendham Road, Saxmundham, Suffolk, IP17 1BJ.

GUIDE PRICE

£235,000

SUMMARY OF THE ACCOMMODATION

ENTRANCE HALL; SITTING ROOM; DINING ROOM; KITCHEN; LANDING; THREE FIRST FLOOR BEDROOMS; FAMILY BATHROOM; FRONT AND REAR GARDEN.

THE PROPERTY

5 Rendham Road is a delightful three bedroom terraced period property in a good location just a short distance from all local amenities. The house has been well cared for by the current owners and consequently it is in good order throughout. Main benefits include light and airy rooms, gas fired central heating and double glazed windows and doors. The accommodation comprises a front entrance door beneath a storm porch that opens to the entrance hall with stairs to the first floor, under stairs storage cupboard and radiator. A door from the entrance hall opens to the spacious dining room with two windows to the rear aspect, radiator, wood flooring and wide opening with sliding doors to the sitting room. The sitting room has a double glazed bay window to the front aspect, feature fireplace with electric fire and radiator. Off the dining room and to the rear of the house is the kitchen with windows to the side and rear and an external door to the garden. There is a good range of base and wall mounted units with work surfaces over, built in oven, inset hob and stainless steel extractor hood. 1½bowl sink with mixer tap, plumbing for washing machine, fridge/freezer space, wall mounted gas fired boiler concealed within a kitchen unit. Stairs from the entrance hall lead to the landing with loft access hatch, wood flooring and doors to the bedrooms. Bedroom one has a window to the front aspect, radiator and wood flooring. Bedroom two is a similar size with window to rear, radiator and wood flooring. The third bedroom, a single, has a window to the front aspect and flooring. The family bathroom comprises a panelled bath with shower over and screen, toilet, wash basin, towel radiator, ample tiling and a window to the rear.

Outside. A low wall forms the boundary to the front garden which is mainly planted with a mix of shrubs. The enclosed rear garden is mainly lawn with borders containing a variety of plants a timber shed and a spacious patio. There is a gate giving pedestrian right of way to adjoining properties which leads to the front of the terrace.

To appreciate the location and the accommodation offered, viewing is strongly recommended.

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 Aldeburgh 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: = B

SERVICES:

We understand that mains water, electricity
and drainage are connected. Heating by gas
fired boiler.

TENURE: Freehold

VIEWING

By appointment through Jennie Jones Estate
Agents:

SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

EPC RATING: = D



Total Area: 94.8 m² ... 1020 ft²

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.









