

EST.  1993

# JENNIE JONES

ESTATE AGENTS



28 Henley Close, Saxmundham, IP17 1EY

GUIDE PRICE

£150,000

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE LOBBY; SITTING/DINING ROOM; FITTED KITCHEN; CONSERVATORY; INNER HALL; TWO BEDROOMS; BATHROOM; GARDEN; GARAGE EN-BLOCK.**

**NO ONWARD CHAIN**

### **PROPERTY**

An attractive semi-detached retirement bungalow which is part of a much sought after managed complex located in a quiet sought after residential area within walking distance of the High Street, supermarkets, doctors' surgery and railway station. The bungalow is very well presented, being in good order having just been decorated throughout. The accommodation comprises an entrance door that opens to a lobby with storage heater and then to the sitting room with dining area. There are two windows to the side, storage heater and double glazed sliding patio doors that open to the conservatory. The conservatory is timber framed and glazed to three aspects, with ceramic floor tiles and a door to the garden. The kitchen is fully fitted with a good range of base and wall mounted units with work surfaces over and tiled splash backs. Stainless steel sink with mixer tap, built in electric oven with inset hob and extractor hood over. There is plumbing for a washing machine and space for a fridge/freezer and dishwasher. A door from the sitting room opens to the inner hall with spacious cloaks cupboard and a built in shelved airing cupboard. Bedrooms one and two are both double size, with built in wardrobe cupboards storage heaters and windows. The bathroom comprises a panelled bath with shower attachment, wash basin, toilet, ample tiling and a wall mounted electric heater. Outside is an open plan garden to the front with pathway to the side leading to the rear garden. The rear garden is enclosed, mainly grass with a small patio and timber shed. The single garage is situated just a short distance from the property and is en-block.

The complex is restricted to over 55 year olds. There is an on site manager and alarm pull cords throughout the bungalow to an on call emergency service.

### **LOCATION**

Saxmundham is a 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  
01394 383789

**COUNCIL TAX BAND = C**

**SERVICES:** Mains water, electricity and  
drainage are available to the property.

**VIEWING**

By appointment through Jennie Jones Estate  
Agents:

**SAXMUNDHAM OFFICE**(01728) 605511

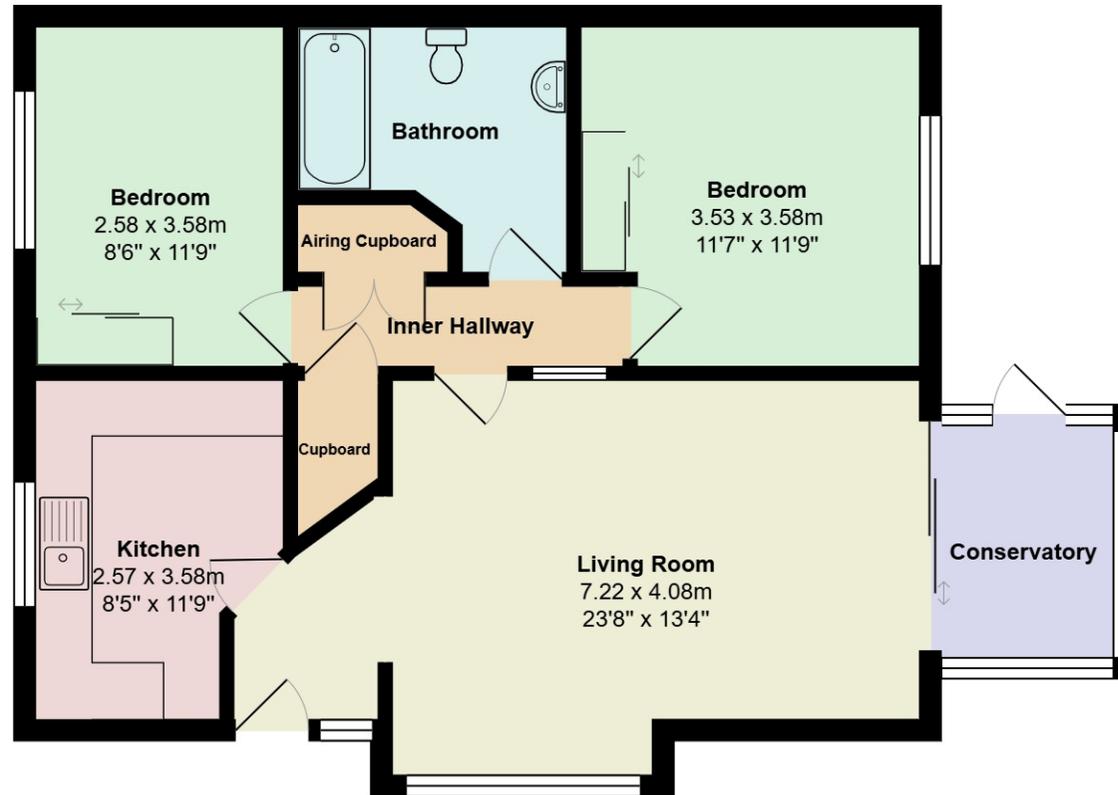
email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING = D**

**TENURE:** The property is leasehold with 63  
years left on the lease.

**SERVICE CHARGE AND GROUND RENT:**

Currently the annual service charge is  
£3,309 and the annual ground rent is  
£102.28



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.



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