

EST.  1993

JENNIE JONES

ESTATE AGENTS



**36 Thurlow Close, Saxmundham, Suffolk, IP17 1GD.**

**Guide Price**

**£225,000**

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; CLOAKROOM; SITTING ROOM/DINER; KITCHEN; LANDING; THREE FIRST FLOOR BEDROOMS; FAMILY BATHROOM; FRONT AND REAR GARDEN; GARAGE.**

### **THE PROPERTY**

36 Thurlow Close is an end terraced three bedroom property in a good location close to all local amenities. A front entrance door beneath a storm porch opens to the entrance hall with stairs to first floor accommodation, and built in cloaks cupboard. Cloakroom with window to the front aspect, pedestal wash basin, toilet and radiator. The kitchen has a window to the front aspect, a good range of base and wall mounted units, work surfaces and tiled splashbacks. There is a stainless steel sink with mixer tap, built in electric oven with gas hob over and integrated extractor hood. There is plumbing for a washing machine, space for fridge/freezer and radiator. The sitting room/diner has a window and sliding patio doors to the garden, two radiators and a spacious built in under stairs cupboard. Stairs from the entrance hall lead to the landing with window to the side aspect, loft access hatch and built in shelved airing cupboard housing the hot water cylinder. There are three bedrooms, two doubles and one single. They all have double glazed windows and radiators. The family bathroom has a window to the front aspect, panelled bath with shower over, wash basin, toilet and radiator.

Outside. There is a small garden to the front of the property and an enclosed garden to the rear which is mainly lawn. Just a short distance from the property is a single garage with up and over door.

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

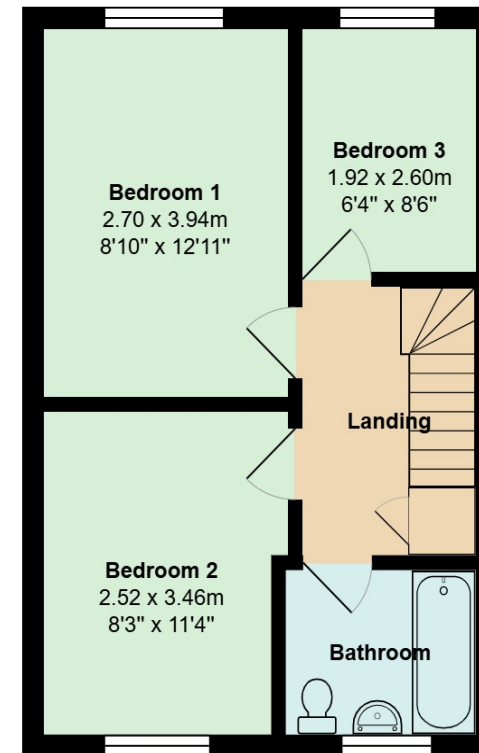
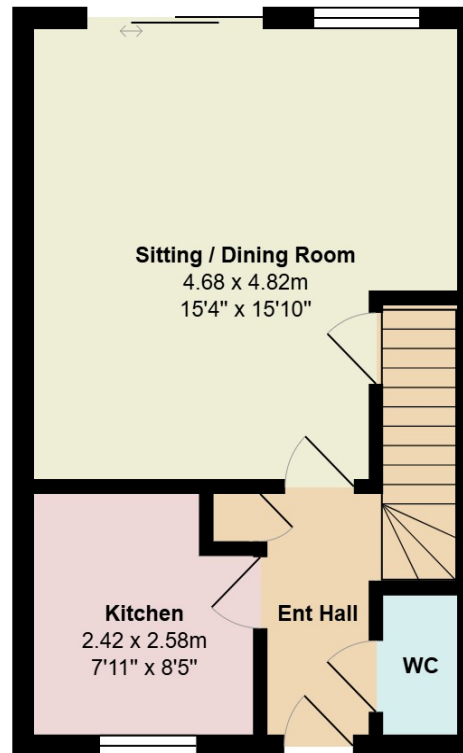
**COUNCIL TAX BAND: = B****SERVICES:**

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

**EPC RATING: = C**

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.



















