

EST. 1993

JENNIE JONES

ESTATE AGENTS



6 Tennyson Road, Saxmundham, Suffolk, IP17 1WU.

GUIDE PRICE

£350,000

SUMMARY OF THE ACCOMMODATION

ENTRANCE HALL; SITTING ROOM; DINING ROOM; KITCHEN; STUDY; CLOAKROOM

FOUR BEDROOMS, TWO WITH EN-SUITE SHOWER ROOMS; FAMILY BATHROOM; FRONT AND REAR GARDEN; DOUBLE GARAGE.

NO ONWARD CHAIN

THE PROPERTY

Number 6 Tennyson Road is a four bedroom detached family house in need of some refurbishment. Main benefits include light and airy accommodation, central heating and double glazing throughout. A front entrance door opens to the entrance hall with stairs to the first floor landing, under stairs storage cupboard and radiator. The sitting room has French doors opening to the rear garden, A gas flame effect fire with hearth and surround, two radiators and glazed double doors opening to the dining room. The dining room has a window to the front aspect and radiator. To the rear of the property is the kitchen with window to the rear aspect and half glazed door opening to the garden. The kitchen is fully fitted with a good range of base and wall mounted units, work surfaces and tiled splash backs. There is an inset sink with mixer tap, built in oven and hob with integrated extractor fan over, integrated fridge/freezer and dishwasher and plumbing for a washing machine, radiator and ceramic tiled flooring. The study has a window to the front aspect. The cloakroom has a window to the side, toilet, pedestal wash basin, radiator and ample tiling. Stairs from the entrance hall lead to the landing with built in airing cupboard and loft access hatch. Bedroom one has a window to the front, built in wardrobe, radiator and a door opening to the en-suite shower room. The ensuite comprises a shower cubicle, toilet, vanity style wash basin, radiator and ample tiling. The second bedroom, also en-suite, has a window to the front, wardrobe and radiator. The en-suite comprises window to the side, shower cubicle, toilet wash basin and radiator. Bedrooms three and four both have windows to the rear aspect and radiators. The family bathroom comprises a panelled bath with shower attachment, toilet, wash basin, radiator and window to the rear.

Outside. The front garden is mainly lawn with borders containing mature planting. A driveway to the side with ample parking for a number of vehicles gives access to the double garage with power, lighting and personal door to the rear garden. The rear garden is enclosed and mainly laid to lawn, with a patio, outside water supply and timber garden shed.

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 Council,

COUNCIL TAX BAND: = D**SERVICES:**

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

TENURE: Freehold**VIEWING**

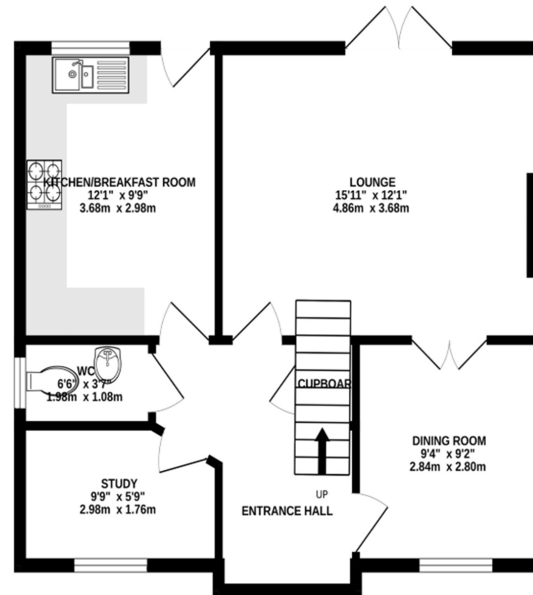
By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM (01728) 605511.

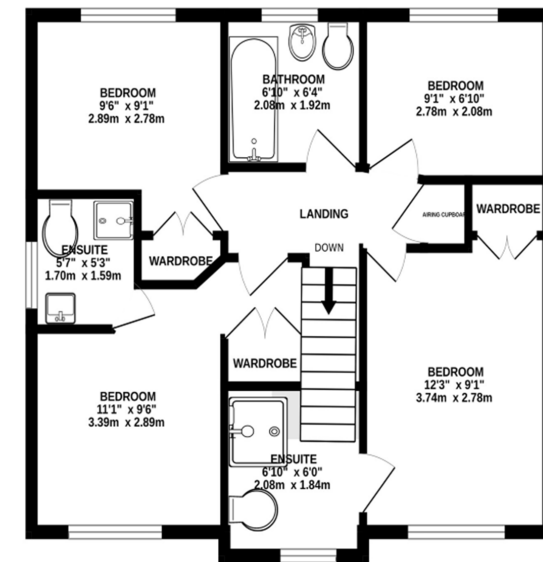
email: saxmundham@jennie-jones.com

EPC RATING: = C

GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 1106 sq.ft. (102.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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