

EST. 1993

JENNIE JONES

ESTATE AGENTS



46 Saxon Road, Saxmundham. IP17 1ED

GUIDE PRICE

£250,000

SUMMARY OF THE ACCOMMODATION

ENTRANCE HALL; SITTING ROOM; STUDY; KITCHEN; REAR PORCH; THREE BEDROOMS; NEWLY FITTED BATHROOM; GARDENS FRONT & REAR; OFF ROAD PARKING

The Property

Set back from the road with a private front garden, this three-bedroom semi-detached home offers a brilliant opportunity for first-time buyers, investors or families looking to personalise a property in a popular part of Saxmundham.

The house is well maintained with UPVC double glazing and offers comfortable living spaces. The sitting room enjoys an open aspect to the front, while the kitchen and rear porch open out onto a particularly generous garden — complete with lawn, patio, and off-street parking via rear access.

Upstairs are two double bedrooms, a third single bedroom or home office, and a newly fitted family bathroom with fresh neutral finishes.

With no onward chain and scope to update and add value over time, this is a great chance to secure a home with garden space and flexibility, within easy reach of local shops, schools and the train station.

Location – Saxmundham

Saxmundham is a well-connected market town with excellent amenities including supermarkets, schools, independent shops, cafés, and a railway station offering direct services to Ipswich and London Liverpool Street. The town sits within easy reach of the Suffolk coast, with Aldeburgh, Thorpeness and Snape all just a short drive away.

LOCAL AUTHORITY

East Suffolk Council,.

COUNCIL TAX BAND: = B

SERVICES:

We understand that mains water, electricity and drainage are connected. Gas Heating.

TENURE: Freehold

VIEWING

By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING: = C

FLOORPLAN TO FOLLOW

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.

