



JENNIE JONES

EST. 1993

ESTATE AGENTS

ALBION STREET

Saxmundham | Suffolk

£1,150 pcm



# LAVENDER COTTAGE, 39 ALBION STREET SAXMUNDHAM IP17 1BL

Saxmundham Railway Station – 0.1 miles

Aldeburgh – 7 miles

Framlingham – 10 miles

- Sitting Rooml ● Kitchen ● Bathroom ●
- Two Bedrooms ● Studio ● Courtyard Front Garden ●

## The Property

39 Albion Street is a tastefully presented Victorian cottage offering a blend of period charm and contemporary finishes. The sitting room features beautiful parquet flooring, a sash window, built-in shelving, and a wood-burning stove set into a stylish fireplace. To the rear is a smartly fitted kitchen with white gloss units, timber-effect worktops, integrated oven with ceramic hob and extractor, and space for a tall fridge freezer, A recently installed Worcester boiler installed in 2024.

The ground floor also includes a modern bathroom with a shower over the bath, feature tiling, and quality fittings. Upstairs, the landing leads to two well-proportioned bedrooms with character features. Outside, the enclosed courtyard garden provides a private and low-maintenance outdoor space, leading to a well-insulated Summer House with double glazed doors which opens directly into the courtyard garden that is south facing– perfect for working from home or as a creative space. The courtyard has useful shed and two large wood stores.

## The Location

Albion Street is a residential road in central Saxmundham, ideally placed for easy access to the town's amenities. Within a short walk you'll find independent shops, cafes, supermarkets (Waitrose and Tesco), and the mainline railway station offering regular services to Ipswich and London Liverpool Street.

A characterful cottage with a stylish finish, garden studio, and superb town centre location.





Saxmundham is a thriving market town close to the Suffolk Heritage Coast, with popular destinations such as Snape Maltings, Aldeburgh and RSPB Minsmere all nearby. The A12 is also easily accessible for those commuting by car.

Leisure and nature lovers will enjoy the proximity to Sizewell Beach, Aldeburgh, and local countryside walks. Sizewell's energy sites also attract long-term professionals and contractors to the area, making the town a good choice for both families and landlords.

#### Services

Mains water, mains electricity, mains drainage.

Gas-fired central heating.

Double glazing throughout.

Local Authority and Council Tax Band

East Suffolk Council

Council Tax Band: B

EPC Rating

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