

JENNIE JONES

EST. 1992

ESTATE AGENTS



HENLEY CLOSE

Saxmundham | Suffolk

£195,000

3 HENLEY CLOSE, SAXMUNDHAM IP17 1EY

Saxmundham Town Centre: 0.5 miles
Aldeburgh: 8 miles
Ipswich: 6 miles

- Sitting Room ● Conservatory ● Kitchen ● Shower Room ●
- Two Bedrooms ● Enclosed Garden ●
- Garage ●

The Property

Set within a sought-after managed complex exclusively for the over 55s, this attractive detached bungalow offers well-designed accommodation with the comfort of community facilities.

The property provides two double bedrooms, a modern shower room, and a bright sitting/dining room which opens through sliding doors to a delightful conservatory overlooking the private, enclosed rear garden. The fitted kitchen includes an excellent range of cupboards and appliances, with an electric hob, oven, and integrated fridge/freezer.

The home benefits from electric heating, double glazing, and an on-call alarm system. Outside, the gardens are mainly laid to lawn with flower borders, and a side gate provides access to the driveway and garage.

This welcoming bungalow is offered with the reassurance of an on-site manager, communal services

The Location

Henley Close is tucked away in a quiet residential area, yet within easy walking distance of Saxmundham High Street, supermarkets (Tesco and Waitrose), doctors' surgery, and rail-

Peaceful retirement living within walking distance of Saxmundham town centre



way station.

Saxmundham is a thriving market town, perfectly placed for exploring the Suffolk Heritage Coast. Aldeburgh, Southwold, and Thorpeness are all within easy reach, as are historic sites such as Framlingham and Orford Castles. The RSPB's Minsmere reserve and Snape Maltings concert hall add to the area's rich mix of natural beauty and culture.

Services

Mains water, electricity, and drainage

Electric heating

Double glazing

On-site manager and emergency call system

Leasehold tenure (approx. 63 years remaining)

Annual service charge: £3,300

Annual ground rent: £102.28

Council Tax & Energy Performance

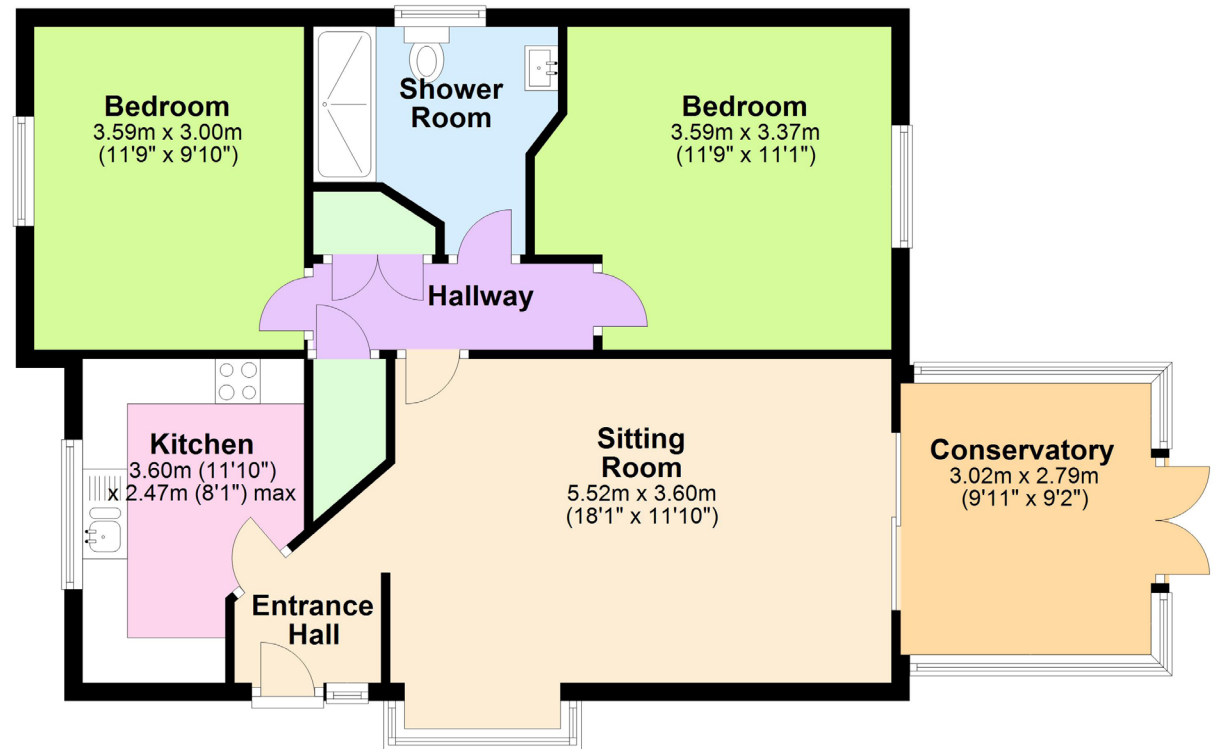
East Suffolk Council

Council Tax Band: C

EPC Rating: E

Ground Floor

Approx. 76.8 sq. metres (826.3 sq. feet)



Total area: approx. 76.8 sq. metres (826.3 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.





For more information speak to Aarran or Ashleigh at the office!

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