



JENNIE JONES

EST. 1992

ESTATE AGENTS

CHURCH STREET

Saxmundham | Suffolk

£185,000

33 CHURCH STREET SAXMUNDHAM IP17 1EP

Saxmundham town centre & station under: 0.5 miles

Leiston: 6 miles

Aldeburgh: 8 miles

- Kitchen / Dining Room ● Conservatory ●
- Sitting Room ● Bathroom ● Bedroom ●

The Property

33 Church Street is a delightful mid-terrace period cottage that has been tastefully updated to offer comfortable and contemporary living. Set in the heart of Saxmundham, this inviting home combines character and modern convenience in equal measure.

The accommodation is arranged over three floors, beginning with a bright and welcoming kitchen/dining room fitted with modern cabinetry, with ample space for a dining table. A glazed door opens to the conservatory, providing a relaxing space with direct access to the private courtyard garden.

On the first floor, the sitting room features twin sash-style windows allowing plenty of natural light, and a modern bathroom with a white suite and shower over the bath completes this level.

The top floor provides a generous double bedroom with two Velux roof windows, flooding the space with light.

The Location

Church Street is ideally situated in the heart of Saxmundham, a well-served market town offering a range of independent shops, cafés, restaurants, and two major supermarkets. The town also benefits from a train station with services to Ipswich and onward connections to London Liverpool Street.

STYLISH TOWN CENTRE COTTAGE, IDEAL FOR FIRST-TIME BUYERS OR INVESTORS



The property is within easy reach of Sizewell, making it a convenient home for those working at the power station, while the Suffolk Heritage Coast and popular seaside destinations of Aldeburgh and Thorpeness are just a short drive away. The renowned nature reserves at Snape Maltings and RSPB Minsmere offer wonderful local walking and wildlife opportunities.

Services

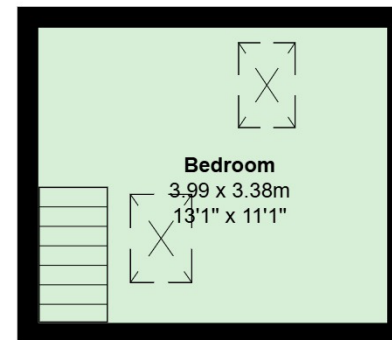
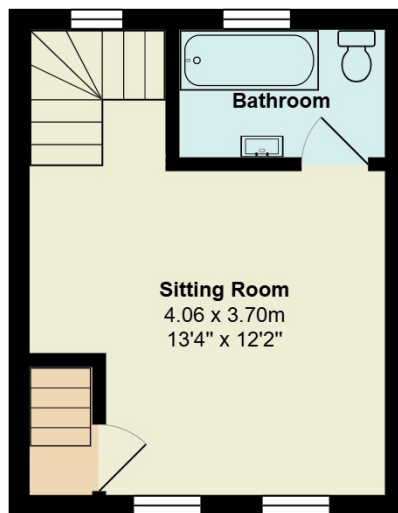
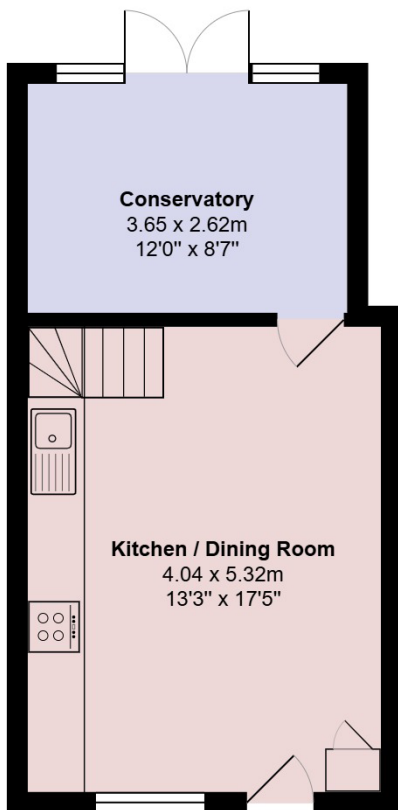
Mains water, mains electricity, mains drainage & mains gas.
Gas-fired central heating.
UPVC double and triple glazing.

Local Authority and Council Tax Band

East Suffolk Council
Council Tax Band: A

EPC Rating: C





Total Area: 66.7 m² ... 718 ft²

All measurements are approximate and for display purposes only

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