



Saxmundham, Suffolk

Guide Price £200,000

- Gas Central heating
- Garage
- Ensuite shower room
- Double glazing
- Garden
- Walking distance to town centre
- Off road parking
- Fitted kitchen
- EPC - C

Bittern Road, Saxmundham

The market town of Saxmundham lies just off the A12 with a good range of traditional shops in its High Street centre, with further amenities within the town including both primary and free schools, library, doctors and dentist's surgeries, Waitrose and Tesco supermarkets. The local railway station which lies just west of the town centre, gives hourly services to Ipswich, which has regular services to London Liverpool St.

Saxmundham lies conveniently places about seven miles inland from the Suffolk Heritage Coastline at the pretty and unspoilt seaside town of Aldeburgh and about 25 miles north of the county town of Ipswich. For those with a leisure interest in mind, the area abounds with opportunities including nearby Saxmundham Sports Club, bird watching at the renowned RSPB Minsmere Reserve, walking in the areas of woodlands and forests at Dunwich and Rendlesham and cycling on the local leafy lanes. For music lovers the Snape Maltings Concert Hall is but a short drive away as is the Ricer Alde which provides some of the prettiest sailing waters on the East Coast.



Council Tax Band: B



DESCRIPTION

A well presented mid terrace house with attractive flint faced front elevation, situated at the edge of the popular Brook Farm estate, within walking distance from the town centre. The accommodation with gas central heating and double glazing features; entrance hall, sitting room, fitted kitchen with black quartz work tops and patio doors opening to the rear garden. On the first floor the property has two bedrooms, the principal bedroom having fitted bedroom furniture and an ensuite shower room. A bathroom completes the accommodation. Outside the front garden has been laid to artificial grass with smart post and rail fencing. To the rear a lawned garden is enclosed by panel fencing. A hand gate leads to the rear and the driveway providing off road parking and garage.

PLANNING CONSENT DC/21/4981/PNH has been granted for a single storey rear extension to the property. Full details available on the East Suffolk planning portal.

ACCOMMODATION

ENTRANCE HALL

Entrance door with Nest door cam. Staircase rising to first floor.

SITTING ROOM

Window overlooking front garden. Electric fire with polished stone surround and timber mantle. Laminate flooring.

KITCHEN/DINING ROOM

Range of gloss finished base and wall units with black quartz work tops and upstands. Composite suite unit with mixer tap. Fitted electric double oven and hob with cooker hood over. Plumbing for washing machine. Integrated dishwasher. Worcester Greenstar energy saving boiler Hive controlled installed in 2021. Understairs cupboard. Window and patio doors opening to the rear garden.

FIRST FLOOR

LANDING

Built in storage cupboard. Access to boarded loft space via extending loft ladder, lighting and gas central heating boiler.

BEDROOM

Fitted bedroom furniture, wardrobes and overhead lockers. Window to front.

ENSUITE

Suite comprising tiled shower cubicle, hand basin and W.C. wall tiling. Opaque window.

BEDROOM

Built in wardrobe. Window to rear.

BATHROOM

Suite comprising panel bath with shower over, hand basin and W.C. Floor and wall tiling, opaque window.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently B. Details can be obtained from the East Suffolk Council.

VIEWING

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20352/RDB.

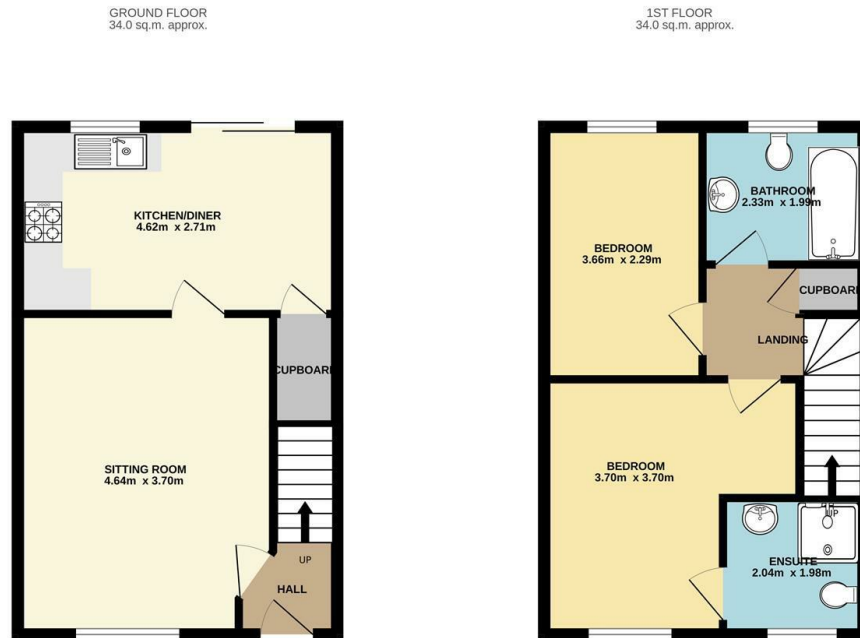
FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are

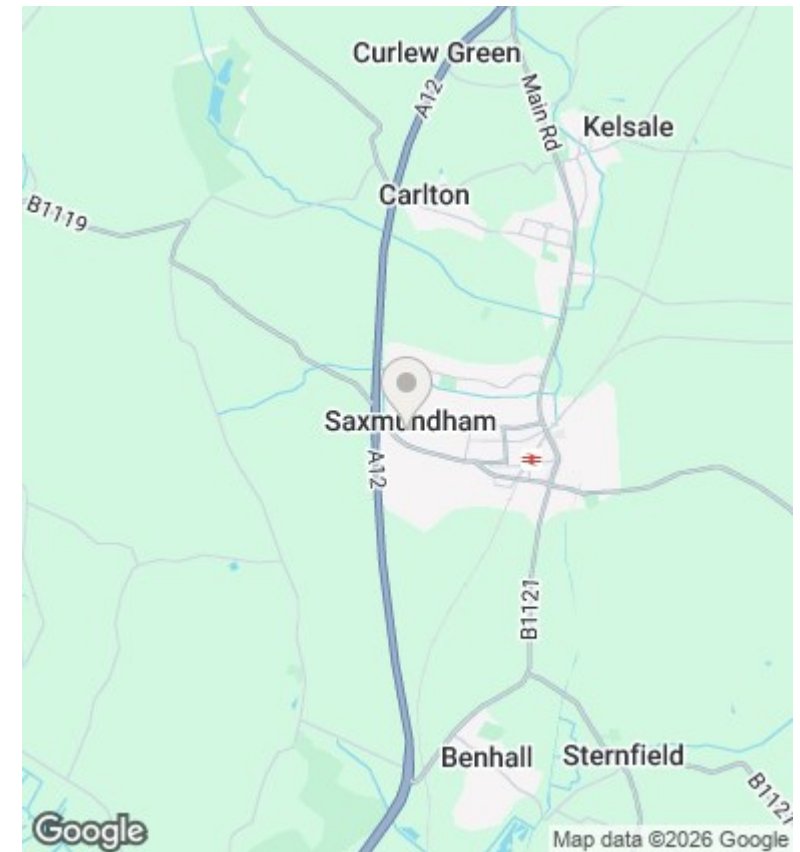
specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.







TOTAL FLOOR AREA : 68.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com