



Saxmundham,

Guide Price £325,000

- No Onward Chain
- Private Rear Garden
- Gas Central Heating
- Three Bedrooms
- Ensuite to Principal Bedroom
- EPC – C
- Garage & Off Road Parking
- Kitchen & Utility Room

Rendham Road, Saxmundham

A chain free, three bedroom semi-detached family home situated in a non-estate position, with detached garage and driveway, 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 dentists 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.



Council Tax Band: C



DESCRIPTION

A three bedroom semi-detached family home, situated within walking distance of the town centre and railway station of this popular East Suffolk market town. Set back from the road behind a lawned front garden, the shingle driveway leads to the entrance. Greeted by a spacious hallway which has doors to the living room, cloakroom, study, utility and kitchen. Patio doors lead from the kitchen to the rear garden which is laid to lawn with a shingle patio. At the bottom of the shingle driveway is the single garage and a gated side entrance leads to the garden. To the first floor, the landing leads to three well proportioned bedrooms and a stylish fitted bathroom, while the principal bedroom has a modern ensuite.

ACCOMMODATION

ENTRANCE HALL

understairs cupboard with light & staircase leading to first floor landing. Doors to cloakroom, utility room, office, living room and kitchen diner.

KITCHEN/DINER

upright radiator by entry with patio doors leading to rear garden. Range of fitted base and eye level units. Integrated Neff multifunction electric oven & grill. Zanussi four burner gas hob with extractor above. Sink with space and plumbing below for dishwasher – all below large window to south elevation.

OFFICE

electric meter cupboard and windows to rear elevation.

UTILITY ROOM

sink with both floor and eye level units. Gas combination boiler. Access to REAR PORCH, electric sockets and plumbing for washing machine.

CLOAKROOM

vanity basin, w/c and double opaque windows to side elevation

LIVING ROOM

: five double plug sockets, radiator and decorative fireplace with hearth and surround. Large window to front south facing elevation.

FIRST FLOOR

LANDING

access to the loft via hatch and mains linked smoke alarm. Doors leading to 3 bedrooms and bathroom.

BEDROOM ONE

radiator, picture rail and window to front elevation. Door leading to en suite shower room .

ENSUITE

heated towel rail, basin & w/c with window to rear elevation. Tiled walk in shower with double head.

BEDROOM TWO

: large window to south facing front elevation and radiator.

BEDROOM THREE

radiator and window to rear elevation

BATHROOM

: two opaque windows to side elevation, bath, basin and w/c. Benefits from a radiator and extractor fan.

OUTSIDE

Garage and off road shingle driveway is accessed via paved private road. Back garden is gated from the shingle driveway which is laid to lawn. Property benefits from outside tap & light.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently Band C

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENTS

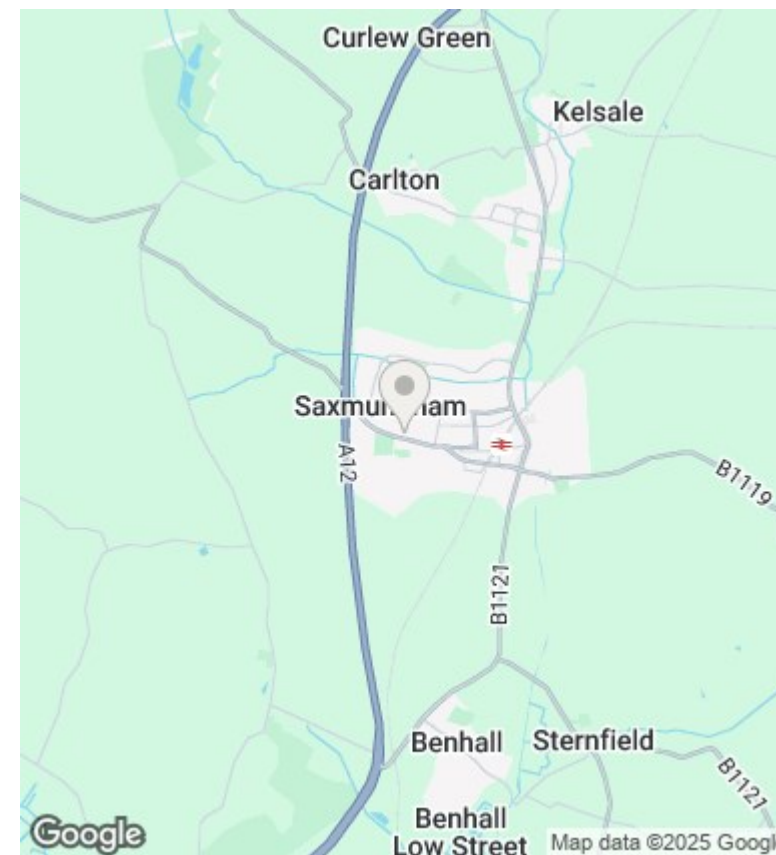
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20813/MY.

FIXTURES AND 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.







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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		81
(69-80) C	69	
(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