



Saxmundham,

Guide Price £325,000

- NO ONWARD CHAIN
- 3 BEDROOMS
- DOUBLE GLAZING
- DRIVEWAY AND DETACHED GARAGE
- ENSUITE SHOWER AND FAMILY BATHROOM
- WALKING DISTANCE TO TOWN CENTRE
- FITTED KITCHEN/DINING ROOM
- GAS CENTRAL HEATING
- EPC - B

Beech Road, Saxmundham

A modern end terrace family house walking distance from the town centre, supermarket and railway station of the popular market town of Saxmundham which 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, dentists, surgeries, and 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 Street.



Council Tax Band: C



DESCRIPTION

Situated on the ever popular Grange View Hopkins Homes development and the edge of Saxmundham an end-terrace house situated open green space, offers bright, comfortable living spaces, garden, and the benefit of a private driveway for 2 vehicles and single detached garage.

GROUND FLOOR

ENTRANCE HALL

Welcoming hallway with stairs to the first floor and access to all principal rooms.

CLOAKROOM

Convenient downstairs WC with wash basin, radiator, extractor fan.

KITCHEN/DINING ROOM

A well-equipped west-facing kitchen featuring a generous range of units, integrated electric oven (recently renewed), gas hob with extractor, and space for all major appliances. Window and casement doors open to the garden.

SITTING ROOM

A light and spacious south-facing reception room with large sash window over looking the green opposite.

FIRST FLOOR

LANDING

With large arched window, attic access and storage cupboard.

BEDROOM ONE

A bright double bedroom overlooking the rear garden, with built-in wardrobe and TV/telephone points.

ENSUITE SHOWER ROOM

Fitted with a white suite ,shower, hand basin and WC

BEDROOM TWO

A second double bedroom over looking the green.

BEDROOM THREE

An ideal single bedroom or home office with garden views.

FAMILY BATHROOM

Fitted with WC, wash basin, panelled bath with shower attachment, shaver socket and extractor fan.

OUTSIDE

To the front, a paved pathway leads to the property, bordered by lawn and hedging.

The fully enclosed rear garden features a mix of paved and lawn areas. Gated access to the drive and single detached garage, complete with power, light, and an up-and-over door.

This appealing home offers excellent accommodation for first-time buyers, families, or those seeking an easy-to-maintain property in a convenient location. Early viewing is highly recommended.

TENURE

Freehold

OUTGOINGS

Council Tax band currently C
Estate service charge currently £120 pa

SERVICES

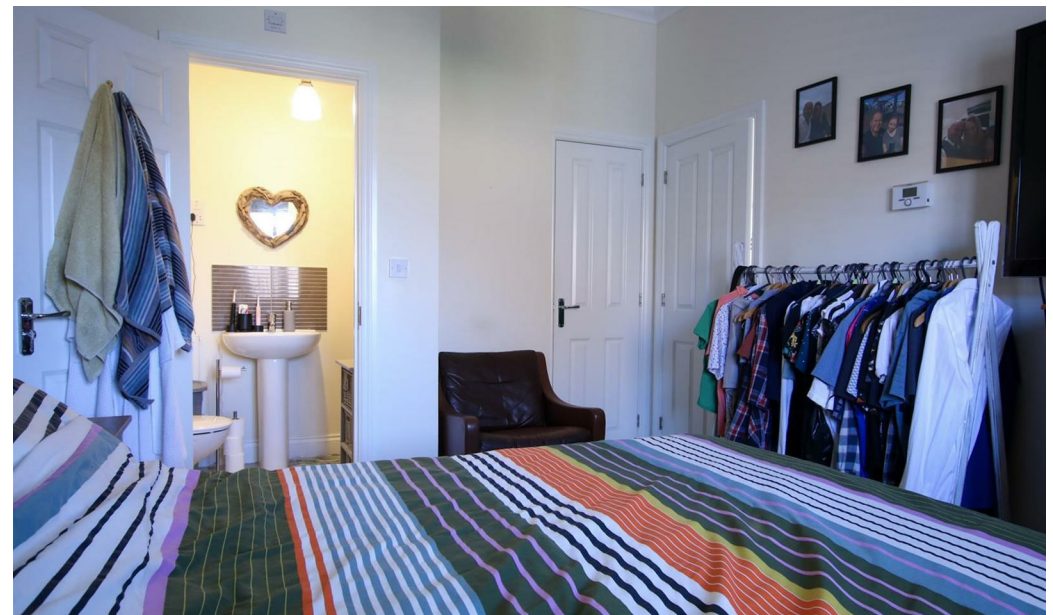
Mains gas, electricity, water and drainage

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: 21052/RDB.

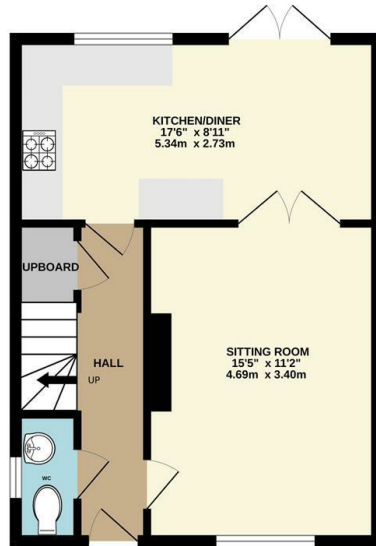
FIXTURES AND FITTINGS

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.

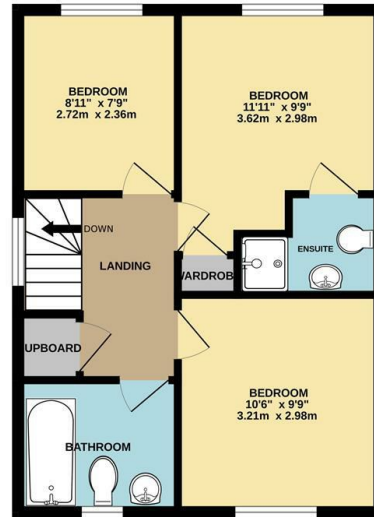




GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.

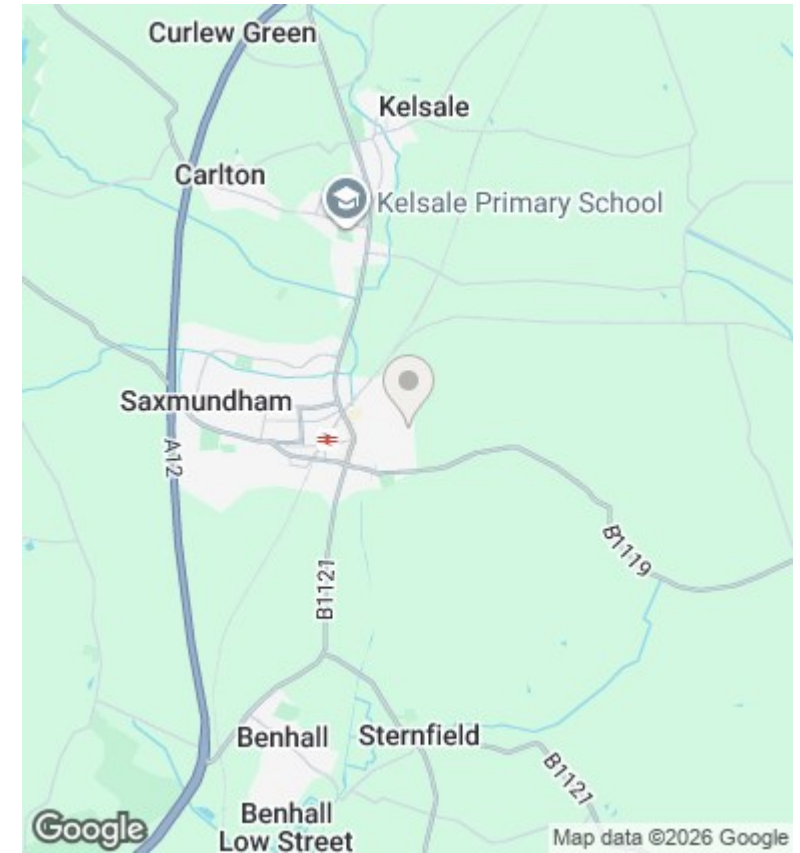


1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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