



## Saxmundham,

Guide Price £180,000

- No Onward Chain
- Three Reception Rooms
- Gas Central Heating
- South Facing Garden
- Potential to Improve
- EPC - Awaiting
- Two bedrooms
- Excellent Town Location

# Fairfield Road, Saxmundham

A High Potential, Semi-Detached House situated close to the town centre within walking distance of the High Street, supermarkets and railway station. 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 primary school, 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 Street.



Council Tax Band:



## TENURE

Freehold

## Outside

Accessed via a side gate, the garden opens onto a slabbed patio area leading to a lawned rear garden. The garden is south-facing, providing an abundance of natural light throughout the day. A greenhouse is located at the far end of the garden. The Garden is an outstanding feature of the property.

## Living Room

Enter via the front door, A spacious reception room featuring a double-glazed sash window and frosted front door, allowing plenty of natural light. Radiator.

## Dining Room

A second reception room with double-glazed sash window overlooking the garden and radiator. The wooden staircase rises from this room to the first-floor landing.

## Kitchen

A good-sized kitchen with a large double-glazed window overlooking the garden. Fitted with a sink and drainer positioned beneath the window, and offering space for a washing machine, dishwasher, and fridge. Radiator.

A small hallway leads to an external door to the garden and includes an additional radiator.

## Bathroom

Located off the kitchen hallway, the bathroom benefits from a double-glazed frosted window. Comprising a bath, WC, basin, heated towel rail, and radiator.

## First Floor

## Landing / Office Area

A generously proportioned landing, accessed via the wooden staircase, offering flexibility for use as a home office or additional living space. Currently housing the boiler and water tank. Radiator and double-glazed sash window overlooking the rear garden.

## Master Bedroom

A double bedroom with double-glazed sash window to the front elevation and radiator.

## Second Bedroom

A room requiring completion works, with a double-glazed window overlooking the rear garden. Once finished, this would make a single bedroom.

## Viewing Arrangements

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk)

Tel: 01728 633777

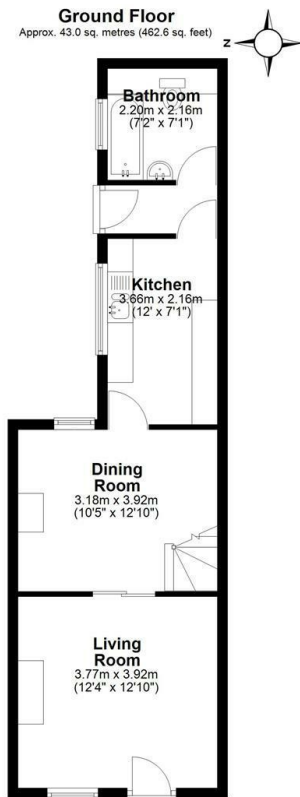
## Fixtures & Fittings

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

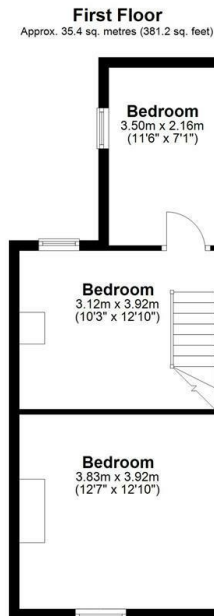
hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.







Total area: approx. 78.4 sq. metres (843.9 sq. feet)

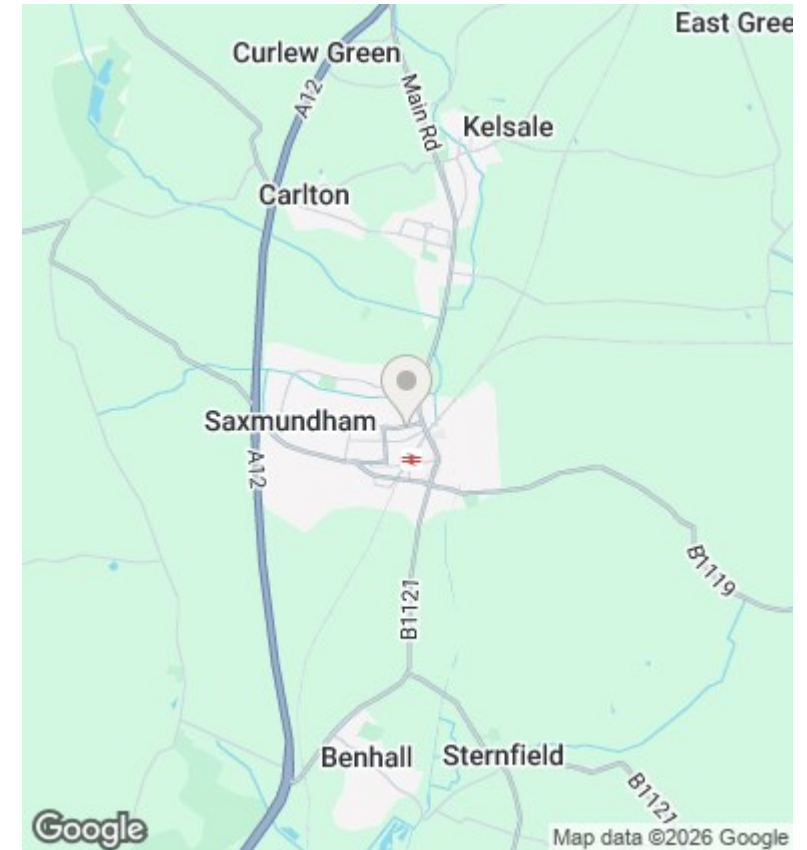


### Conveyancing, Surveys & Financial Services

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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](http://www.epcregister.com)