



Saxmundham, Guide Price £170,000

- Walking Distance of Railway Station and High Street
- Wood Burner
- Double Glazing
- Double Bedroom and Stylish Bathroom
- Fitted Kitchen & Breakfast Bar
- Gas Central Heating
- Ideal First Time Buy or Let
- Courtyard and Store
- EPC - C

Mill Road, Saxmundham

A delightful end terrace cottage 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: A



DESCRIPTION

A delightful end terrace cottage situated close to the town centre within walking distance of the High Street, supermarkets and railway station. A renovated cottage featuring exposing brick walls, chimney breast with fireplace and wood burning stove and elegant herringbone oak floor complemented by re fitted kitchen and bathroom. In addition, the accommodation benefits from gas central heating, wood burning stove and double glazing with a courtyard and large store to the rear.

ACCOMMODATION

SITTING ROOM

Entrance door. Oak herringbone wood block floor. Exposed brick wall and chimney breast with wood burning stove. Double glazed window to front elevation. Staircase to first floor.

KITCHEN

Range of fitted base and wall cupboards, wood block work surfaces, composite single drainer sink unit with mixer tap. Fitted electric oven and hob. Cupboard housing gas fired central heating boiler. Further wood block work surface with space for fridge/freezer/storage below or may be utilised as a breakfast Bar Double glazed window and door to rear courtyard.

FIRST FLOOR

LANDING

Open store cupboard.

BEDROOM

Double glazed window to front. Built in wardrobe.

BATHROOM

White suite comprising panel bath with over and hand held showers. Hand basin with storage below. W.C Opaque window to rear.

OUTSIDE

Passageway leads to the rear courtyard. Brick store with electric and water supply. Right of way to neighbouring property.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently A.

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.

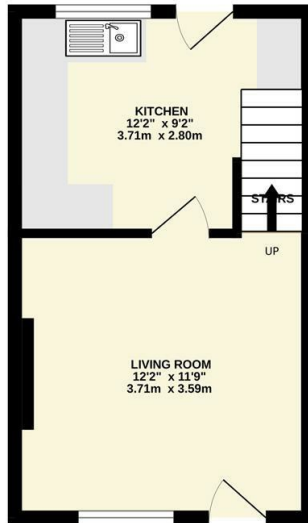
Email: enquiries@flickandson.co.uk

Tel: 01728 633777 Ref: 20942/RDB.

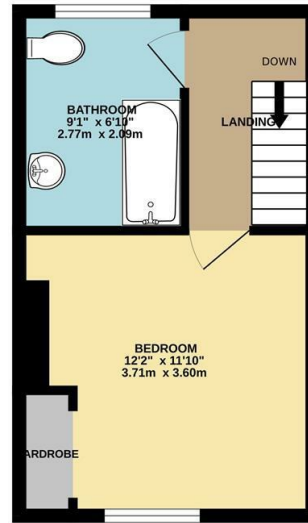
FIXTURES & FITTINGS

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.

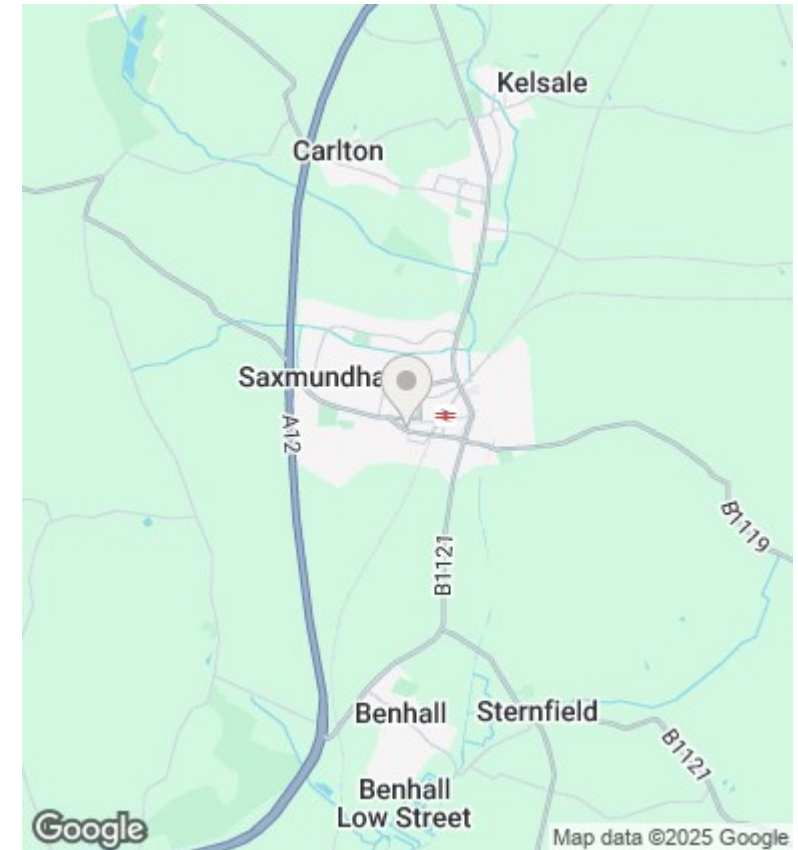
GROUND FLOOR
253 sq.ft. (23.5 sq.m.) approx.



1ST FLOOR
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA: 503 sq.ft. (46.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(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

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.

Viewings

Viewings by arrangement only. Call 01728 633777 to make an appointment.