



Saxmundham,

Guide Price £225,000

- Immaculate Condition
- Open Plan Living Accommodation
- Gas Central Heating
- Garage & Off Road Parking
- Office
- Double Glazing
- Private Rear Garden
- Two Bedrooms
- EPC - B

Oak Close, Saxmundham

An immaculate two bedroom Coach House with garage and ample off road parking set in the market town of Saxmundham. Saxmundham Lies conveniently placed 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.



Council Tax Band: A



DESCRIPTION

An immaculate two bedroom Coach House, situated within walking distance from the town centre and railway station of this popular East Suffolk market town. Set in a truly great spot at the top of the development, it has fields to the rear and benefits from open space in front. The property has a generous shingle drive way and garage. On entry in the front door is a light hallway which leads to the upstairs landing – the kitchen, bedrooms and bathroom is accessed off of this. The rear garden has patio, lawn & flower beds. Very cleverly, the office on the ground floor opens onto the garden via patio doors

ACCOMMODATION

ENTRANCE HALL:

Radiator & staircase leading to first floor landing.

FIRST FLOOR

LANDING:

Storage cupboard, radiator and doors to bathroom, bedrooms & living room/kitchen.

OPEN PLAN LIVING AREA

2 Velux windows to rear elevation. Radiator. Living and dining area is carpeted with kitchen tiled. Kitchen sink below window to front elevation. Neff gas hobs with Neff extractor fan above. Below this is Neff double oven & grill. Kitchen units with a few at eye

level also – plumbed washing machine and areas designated for dryer and fridge.

BEDROOM 1:

Wardrobe with railing, radiator and window to front elevation

BEDROOM 2:

Window to front elevation. Cupboard containing gas combination boiler.

BATHROOM:

Bath with shower unit over, W/C and basin. Towel rail & radiator. Mirrored eye level unit.

OFFICE:

Radiator, electric sockets and ample lighting with patio doors that open to private garden

OUTSIDE

Off road parking on shingle driveway with ample space for multiple cars. Integral garage has electricity sockets and metres. Gated path on left hand side of the property leads to gate for private garden and patio doors to office. The garden is presented beautifully with a patio and flowerbeds.

TENURE

LEASEHOLD. 125 year lease from 1st January 2019. Current ground rent £140. Current Service charge £175.

OUTGOINGS

Council Tax Band Currently Band A

SERVICES

Mains gas, electricity, water and drainage

VIEWING ARRANGEMENTS

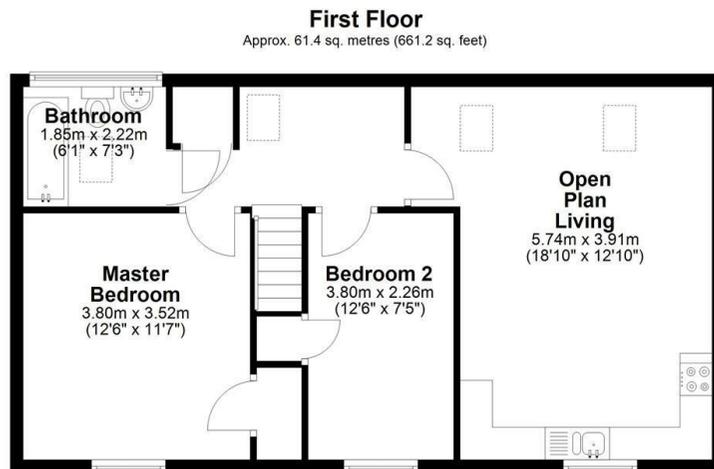
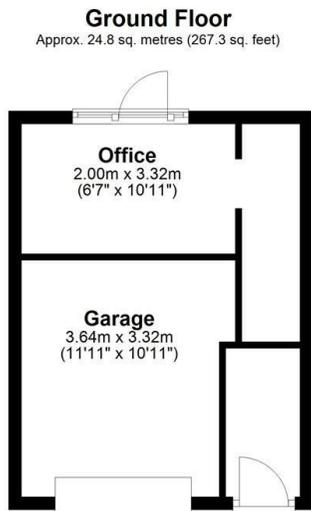
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20814/MY.

FIXTURES AND FITTINGS

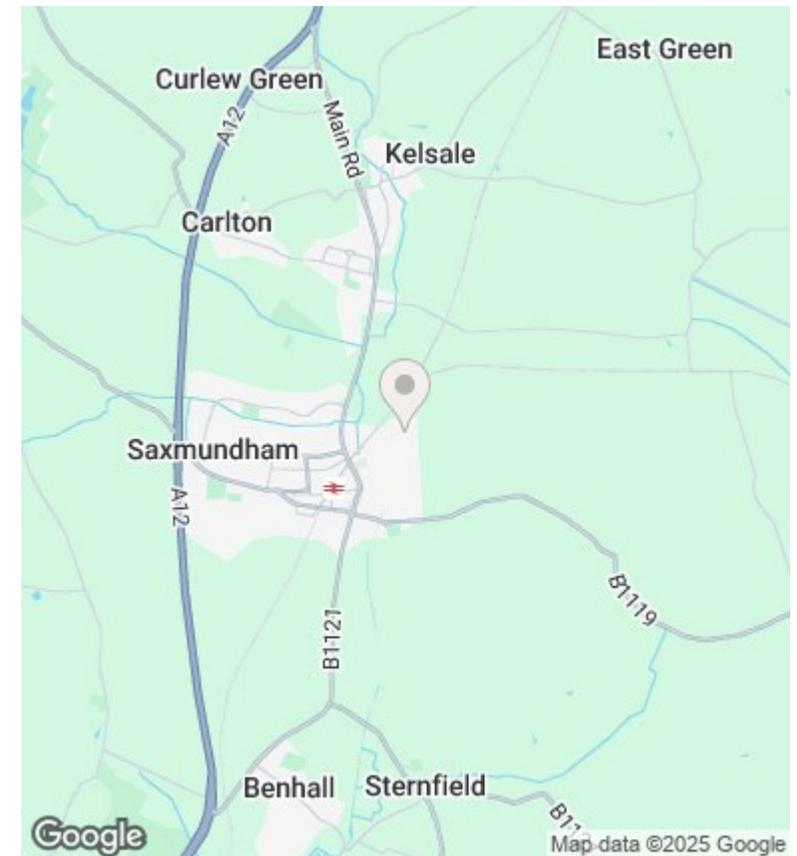
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in 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.







Total area: approx. 86.3 sq. metres (928.6 sq. feet)



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.

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		
(81-91)	B	81	81
(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