



## Saxmundham,

Guide Price £305,000

- Close to Town Centre
- Garage & Parking
- Ensuite Shower Room and Family Bathroom
- EPC - C
- Three Bedrooms
- Kitchen Diner
- Downstairs Cloakroom
- Enclosed Garden to the Rear
- Church Views To the Front
- Gas Fired Central Heating

# Warren Avenue, Saxmundham

A well presented end terrace property enjoying an open aspect with views toward St John's Church, just a stone's throw away from Saxmundham town centre. 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's 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.

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. For those with leisure interest in mind the area abounds with opportunities including the nearby Saxmundham Sports Club, bird watching at the renowned RSPB Minsmere Reserve, walking in the areas woodlands and forests at Dunwich and Rendlesham and cycling on the local leafy lanes. For music lovers the Snape Maltings Concert Hall is but a short drive away as is the River Alde which provides some of the prettiest sailing waters on the East Coast.



Council Tax Band: C





## DESCRIPTION

A well presented end terrace property enjoying an open aspect with views toward St John's Church. This Hopkins Homes property with rendered elevations, having been recently re decorated, below a pantile covered roof is located in a sought after residential close at the very edge of this popular development, just a stone's throw from Saxmundham town centre.

The accommodation includes an entrance hall, cloakroom, spacious lounge with fire place and double doors opening to the kitchen/dining room which in turn opens to the attractive rear garden. On the first floor are there are three bedrooms including a master bedroom with ensuite shower room. A family bathroom completes the accommodation. Further benefits include double glazing, gas central heating, attractive rear garden, garage and allocated parking space.

## ACCOMMODATION

Entrance door to:

### ENTRANCE HALL

Stairs to first floor with cupboard below.

### CLOAKROOM

White suite comprising of pedestal hand basin with mixer tap and tiled splash back. Low-level W.C. Obscure double-glazed window.

### LIVING ROOM

Double-glazed window over looking the front aspect with view toward the church. Double doors opening to:

### KITCHEN/DINING ROOM

Matching range of base and wall mounted units with worktops. Stainless steel sink and drainer unit with mixer tap. Tiled surrounds.

Fitted electric double over and electric hob with stainless steel extractor hood over. Tiled floor. Double-glazed window and French doors opening to garden.

## FIRST FLOOR LANDING

Airing cupboard.

### BEDROOM ONE

Double-glazed window to rear aspect. door to:

### ENSUITE SHOWER ROOM

White suite comprising tiled shower cubicle, pedestal hand basin with mixer tap and tiled splashback. Low-level W.C.

### BEDROOM TWO

Double-glazed window to front aspect.

### BEDROOM THREE

Double-glazed window to front aspect.

### BATHROOM

White suite comprising panel bath with mixer tap and shower attachment. Pedestal hand basin with mixer tap. Low-level W.C. Wall and floor tiling. Double-glazed window.

## OUTSIDE

Open plan front garden over looks a open green and the church. A foot path to the side leads to the parking area and en block garage. The rear garden is enclosed and is planted with a wealth of flowering plants and shrubs.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently C.

## SERVICES

Mains gas, water, electricity and drainage.

## VIEWING ARRANGEMENT

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 Ref: 20703/RDB.

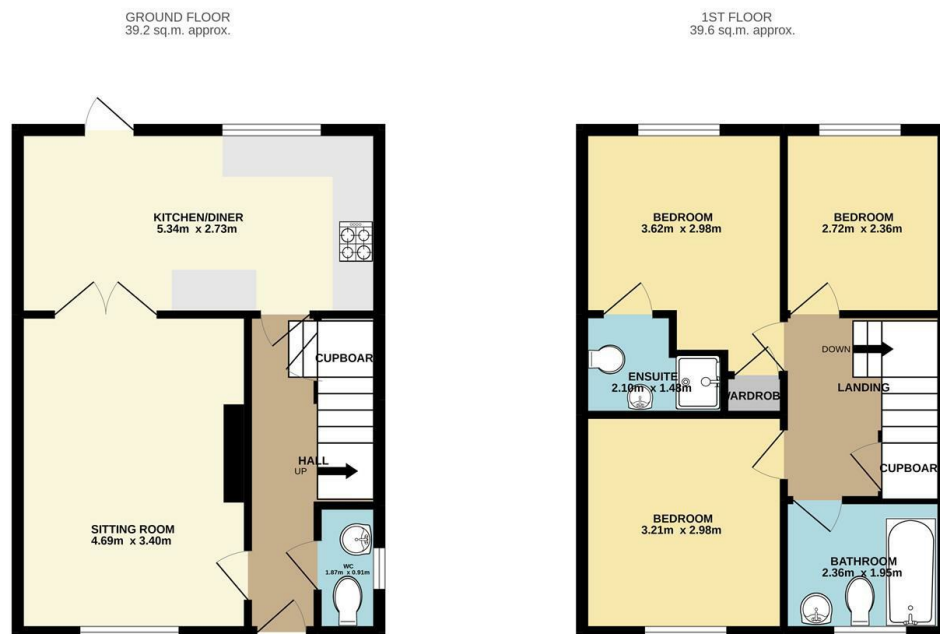
## FIXTURES & FITTINGS

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.

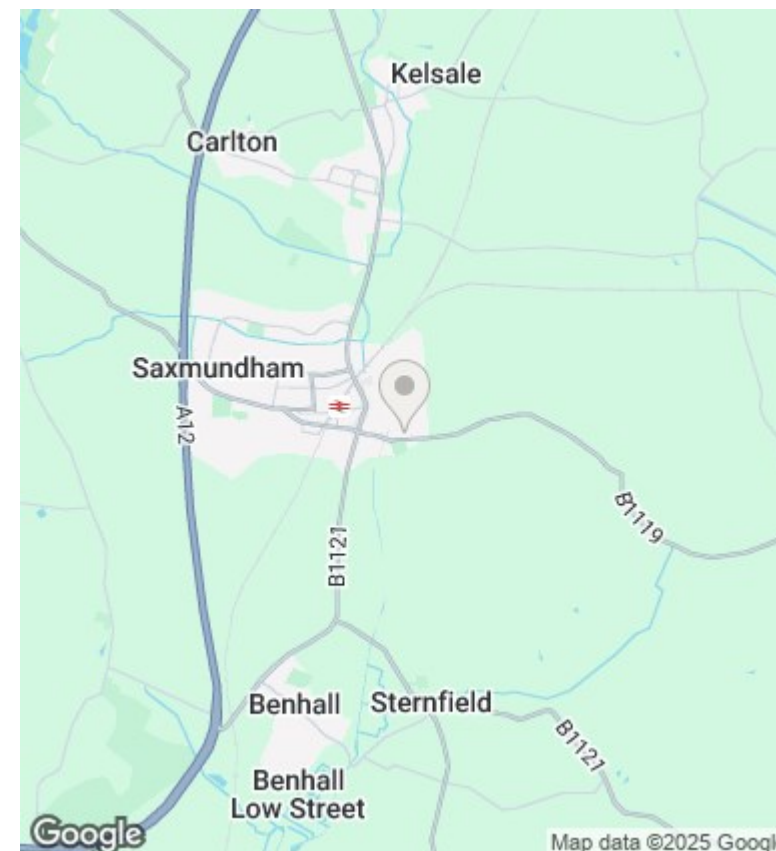








TOTAL FLOOR AREA: 78.8 sq.m. approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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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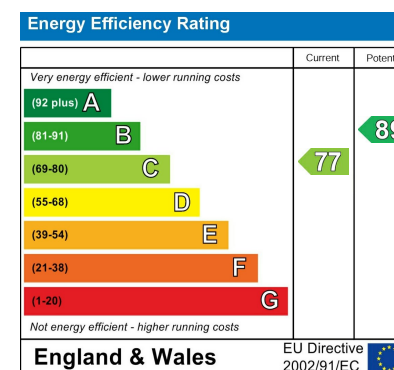


## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to 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

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)