Flick & Son
Coast and Country







Saxmundham,

Guide Price £280,000

- No Onward Chain
- En Suite, Bathroom & Cloakroom
- Gas Central Heating
- Three Bedrooms
- Garage & Parking
- EPC - C
- South Facing Garden
- Built in 2015

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633777

enquiries@flickandson.co.uk
www.flickandson.co.uk

Drake Close, Saxmundham

Located in the heart of rural Suffolk, Saxmundham is a charming market town offering a blend of countryside living and excellent connectivity. The town provides a good range of everyday amenities including independent shops, supermarkets, cafés and schools, while the beautiful Suffolk Heritage Coast, including Aldeburgh and Southwold, is within easy reach. Saxmundham railway station offers direct services to Ipswich and connections onwards to London Liverpool Street, making it a convenient base for both commuters and those seeking a quieter lifestyle close to the coast and surrounding countryside.

3 2 1 C

Council Tax Band: C





Tenure
Freehold

Outgoings
Council Tax Currently Band C

Services
Mains Gas, Electricity, Water & Sewage

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

Garage & Parking
A large garage is situated to the side of the property, complemented by an additional private parking space.

Entrance Hallway
A spacious and welcoming entrance hall provides a bright first impression, with ample space for coats and shoe storage. Doors lead to the cloakroom, kitchen and living room.

Kitchen
A modern fitted kitchen featuring a range of wall and base units, complemented by an attractive bay window overlooking the front of the property. Integrated appliances include a dishwasher, fridge/freezer, oven, gas hob and extractor hood.

Living Room
A bright and generously sized living room with double patio doors opening onto the south-facing rear garden. Additional features include an understairs storage cupboard, a further window providing plenty of natural light, and access from both the hallway and kitchen.

Cloakroom
Fitted with a WC, wash hand basin and radiator.

First Floor Landing
Doors provide access to all three bedrooms and the family bathroom. There is also a useful airing cupboard.

Bedroom One
A spacious double bedroom overlooking the rear garden, benefiting from a walk-in wardrobe and a modern en-suite shower room.

Bedroom Two
A well-proportioned double bedroom with a window overlooking the front of the property. Loft access is located above.

Bedroom Three
A comfortable single bedroom featuring a useful built-in storage cupboard and a window overlooking the front aspect.

Bathroom
A contemporary family bathroom fitted with a bath, WC, wash hand basin and heated towel rail. A frosted window provides natural light while maintaining privacy.





















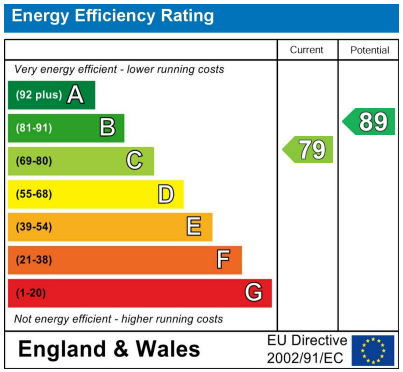


Conveyancing, Surveys & Financial Services

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

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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