Flick & Son
Coast and Country







Saxmundham,

Guide Price £150,000

- Bright dual-aspect living/dining room with excellent natural light
- Two generously sized double bedrooms with built-in wardrobes
- Multiple storage cupboards including airing cupboard and hallway storage
- Electric heating throughout with multiple storage heaters for year-round comfort
- Sliding doors opening onto a private east-facing garden
- Modern bathroom featuring a large walk-in shower with digital controls
- Enclosed rear garden with no overlooking neighbours
- Well-equipped kitchen with electric hob, oven, and ample storage
- Bathroom with additional loft storage in the bathroom
- Single garage with power, lighting, and additional storage potential

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

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

Henley Close, Saxmundham

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 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 St.

2 1 1 D

Council Tax Band: C





DESCRIPTION
An excellent opportunity to acquire a well planned, purpose built, semi-detached retirement bungalow in the popular Henley Close area on Brook Farm Estate, offering independent living for the over 55's. Heating via electric storage heating. The enclosed garden is accessed via the sitting room. The property also has a single garage, accessed via the side gate from the rear garden

LIVING/DINING ROOM
Entering through the front door, you are welcomed into a bright and spacious dual-aspect living and dining area, filled with natural light. This versatile space comfortably accommodates both a dining table and a relaxing seating area. Features include an electric fire, two storage heaters, and sliding doors that open out onto the east-facing garden.

KITCHEN
Located to the left of the entrance, the kitchen is light and airy, with a west-facing window overlooking the front of the property. It is well-equipped with an electric hob and oven, a freestanding fridge freezer, and a separate washing machine. Ample cupboard space ensures practicality, and a storage heater adds comfort.

HALLWAY
Leading off the living/dining room, the hallway offers excellent additional storage, including a large cupboard ideal for household items such as a vacuum and ironing board. There is also an airing cupboard housing the immersion hot water tank.

BEDROOM ONE
A bright and inviting double bedroom overlooking the east-facing garden. This room benefits from excellent natural light, a built-in double wardrobe, and a storage heater.

BEDROOM TWO
A generously sized double bedroom featuring a built-in double wardrobe and a west-facing window. The room is well-lit and includes a storage heater.

BATHROOM
A spacious and well-appointed bathroom with a convenient loft storage compartment above the door. The layout includes a separate toilet and sink, along with a large walk-in shower fitted with a digital control system for precise temperature and flow settings. A storage heater is also included.

OUTSIDE
The property boasts a private, enclosed east-facing rear garden with no overlooking neighbours, offering a peaceful outdoor space. A side gate provides access to the parking area and a single garage. The garage is equipped with power and lighting, with potential for additional overhead storage.

SERVICES
Mains, Electric, Drainage and Water

OUTGOINGS
Council Tax currently Band C. Details can be obtained from the East Suffolk Council.

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 Ref: 20377/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.

TENURE

Leasehold: 61 Years Remaining
Service Charge: £3,609.16
Ground Rent: £51 payable every 6 months



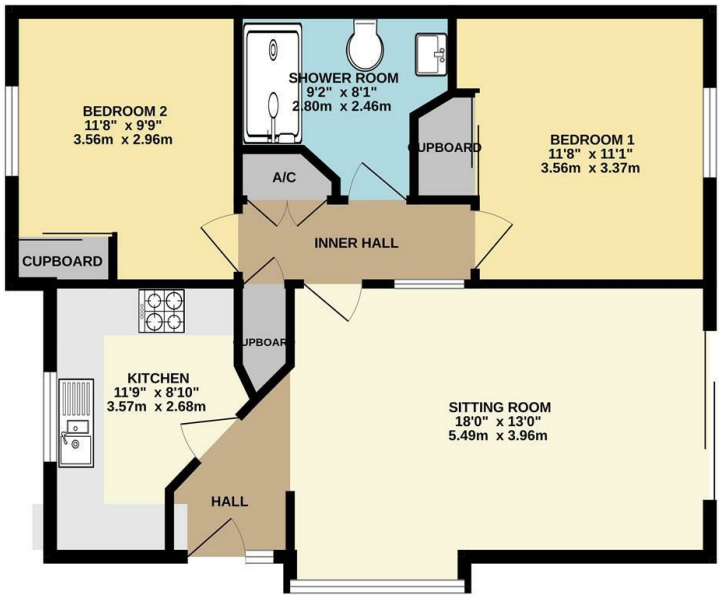


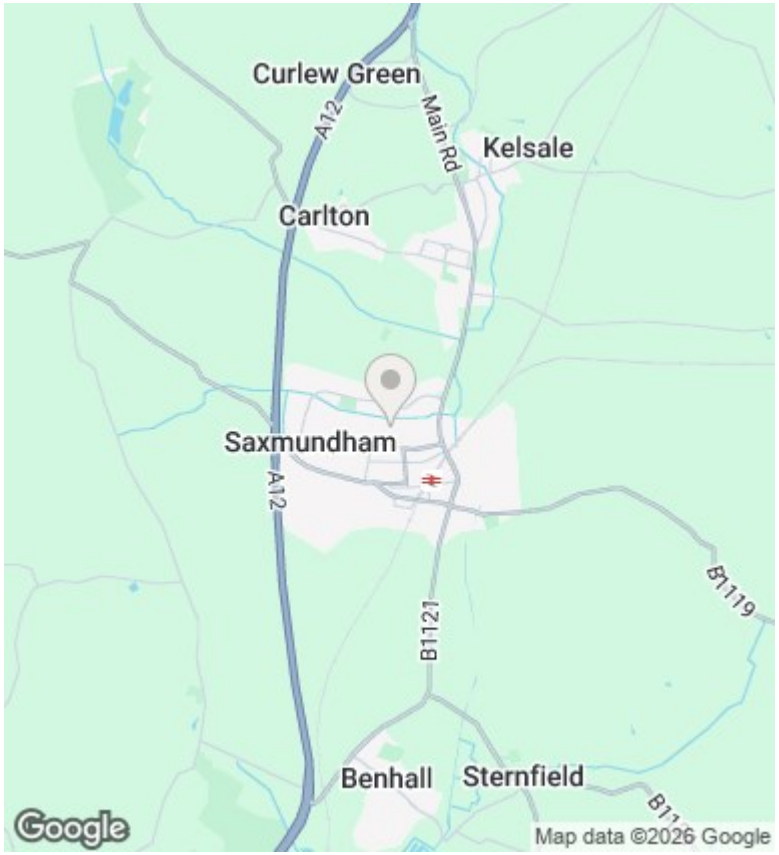






GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



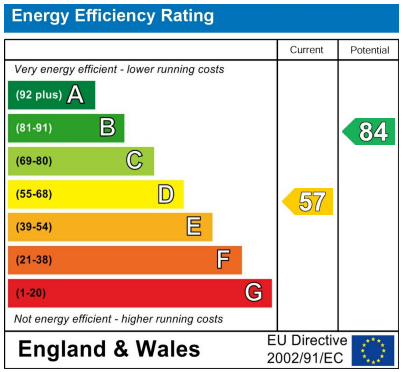


Conveyancing, Surveys & Financial Services

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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