



Saxmundham,

Guide Price £375,000

- No Onward Chain
- Garage & Parking
- Gas Central Heating
- Three Bedrooms
- Superb Condition Throughout
- EPC - B
- En Suite, Bathroom & Cloakroom
- Walking Distance to Station & High Street

St. Johns Road, Saxmundham

A superb 2019 built Three Bedroom Semi-Detached House with Garage, situated in this excellent location within walking distance from the town centre & train 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 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 Street.



Council Tax Band: C



Tenure

Freehold

Property Description

A unique opportunity to buy this stunning 3 bedroom semi detached house built in 2019. In keeping with the style of Edwardian Architectural features and in a non-estate location within a popular area in walking distance of the High Street, Waitrose/Tesco's & Train Station. The property has a beautiful appointed kitchen / dining room with bi-fold doors stepping out to the rear garden plus sitting room with a contemporary flush casement working wood burner. Further benefits are a large master bedroom with en suite shower room, good size main bathroom plus cloakroom/utility area downstairs. A very attractive fully enclosed rear garden complete with large enclosed storage area. There is parking for one car on the driveway and further parking space within the garage with electric roller door giving through access to the rear garden via lockable double doors plus personal side door into the house.

Agents Note

Property is currently tenanted, internal photography will be added once vacant, expected from 1st May 2026.

Outgoings

Council Tax Bands Currently C

Services

Mains Gas, Water, Electricity & Sewage

Viewing Arrangements

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

Email: enquiries@flickandson.co.uk

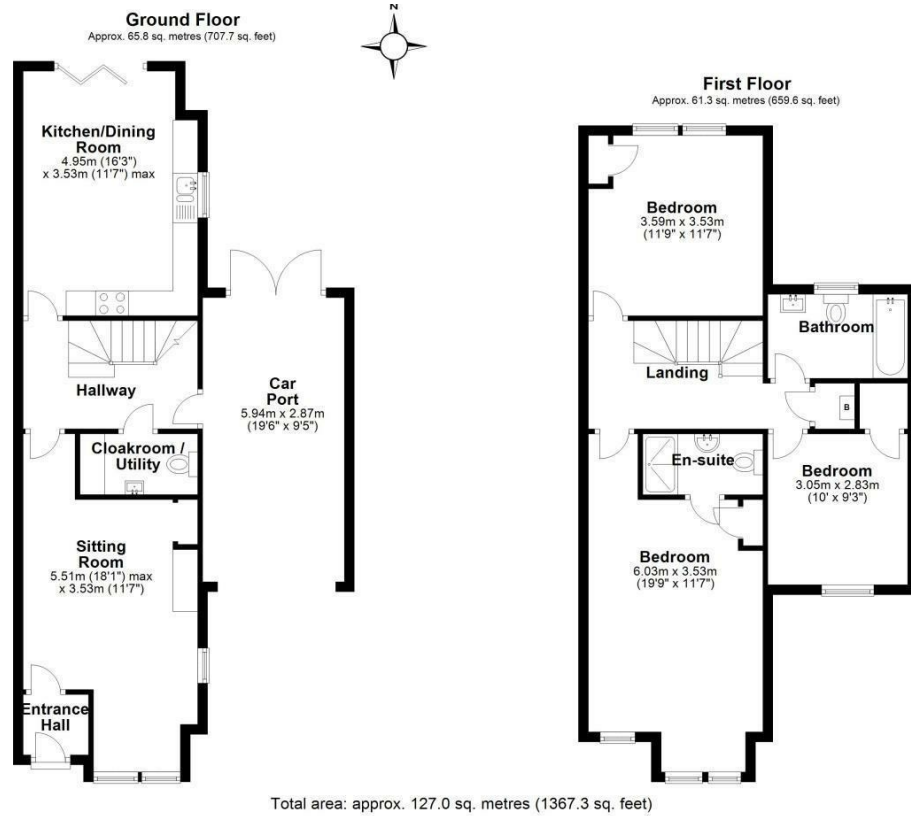
Tel: 01728 633777

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.





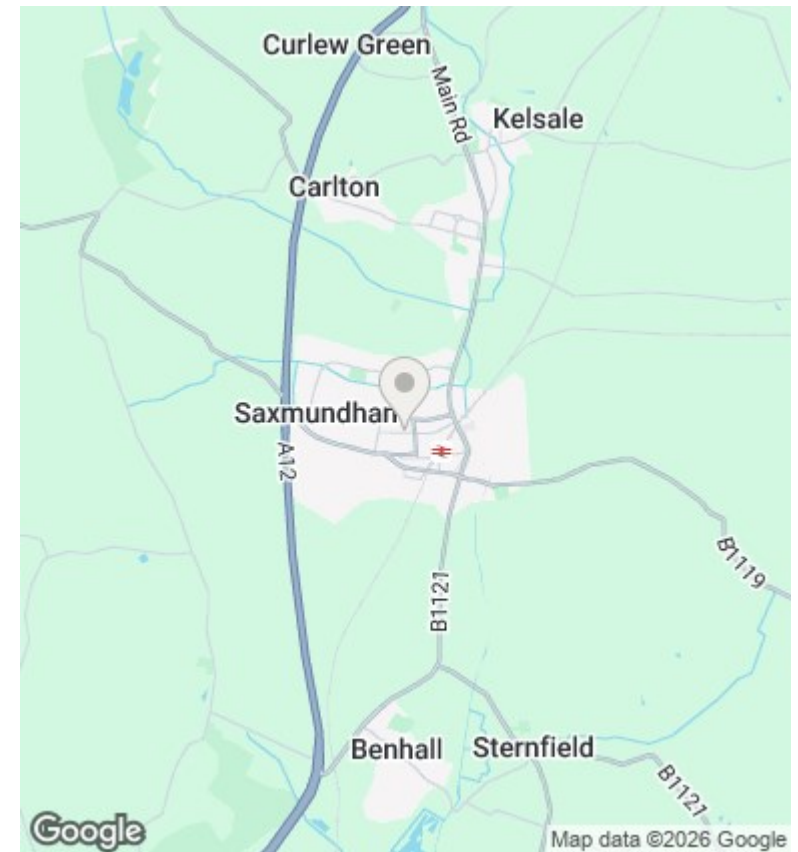


Conveyancing, Surveys & Financial Services

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(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