

*A spacious period semi-detached property within walking distance to the town centre, with garden and parking.*



## RENT

£1,100 PCM

Ref: R2567

## Address

22 Chantry Road  
Saxmundham  
Suffolk  
IP17 1DJ



Spacious semi-detached house, two reception rooms, storage attic and cupboard. Fitted kitchen. Shower room and three bedrooms. Gardens to front and rear, parking for two.

To let unfurnished on an Assured Shorthold Tenancy for a term of twelve months with a view to extending.

## Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

And at The London Office  
40 St James' Place  
London SW1A 1NS

## **Location**

22 Chantry Road is located in a convenient and central position in the popular town of Saxmundham. The market town of Saxmundham offers good local facilities including restaurants, a public house, hotel, Waitrose and Tesco supermarkets and a good range of independent shops. Saxmundham railway station has good connections through to Ipswich with connecting trains through to London's Liverpool Street Station.

To the east lies the Suffolk Heritage Coast with the popular centres including Southwold, Walberswick, Thorpeness and Aldeburgh all being within easy reach. Snape, home to the Aldeburgh music and food festivals, is within about three miles to the south, and the County Town of Ipswich lies approximately twenty miles to the south-west.

## **The Accommodation**

### **Ground Floor**

The property is entered through a partially glazed door to the

#### *Entrance Hall*

With original tiled flooring and wooden panelling. Immediately upon entry, there is a spacious storage room complete with built-in shelving for storage and window to allow light. A door leads to a

#### *Storage Room* 11'3" x 4'7" (3.43m x 1.40m)

A good sized space with wooden panelled walls, storage shelving and a window.

#### *Sitting Room* 24'5" x 11'7" (7.45m x 3.55m)

A spacious room with dual aspect windows, high level ceilings, picture rails and ornate fireplace.

Leading through the entrance hall, a door opens to the

#### *Kitchen* 12'5" x 9'10" (3.81m x 3.02m)

With a range of wall and base units with roll top worksurface and splashback surround. With electric cooker and space for washing machine, tumble dryer, dishwasher, under counter fridge and under counter freezer. Window to the rear elevation overlooking the garden and door which leads into the rear garden.

#### *Dining Room* 14'4" x 10'6" (4.39m x 3.21m)

Stepping down from the kitchen, an archway leads in to the dining room with ornate fireplace, original pantile flooring and window to side elevation.

Returning to the entrance hall, a staircase leads to the

### **First Floor**

With split-level landing. Doors open to

#### *Bedroom One* 16'9" x 11'1" (5.13m x 3.39m )

A spacious light room with dual aspect windows and ornate fireplace.

#### *Bedroom Two* 11'1" x 10'8" (3.38m x 3.27m )

A further double bedroom with built-in wardrobe. Fireplace. Window to rear elevation overlooking the garden.

Crossing over the staircase to the second landing area, a large double door cupboard houses the gas fired boiler and provides shelving and storage.

*Bedroom Three* 10'2" x 7'11" (3.12m x 2.43m)

A good size single bedroom with fireplace. Window to rear elevation.

*Shower Room*

With freestanding shower cubicle, vanity sink unit. WC. Radiator. Glazed frosted window.



## Outside

To the front of the property is a small front garden with mature shrubs and plants. There is a side access leading to two parking spaces at the rear of the property. The property is approached via a rear gate that opens into the garden, which is fully enclosed and features a lawn area and side yard area.

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*Viewing* Strictly by appointment with the agent.

*Services* Mains , electricity, gas fired central water and drainage.

*Broadband* To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Council Tax* Band B ; £1,878.52 payable per annum 2026/2027

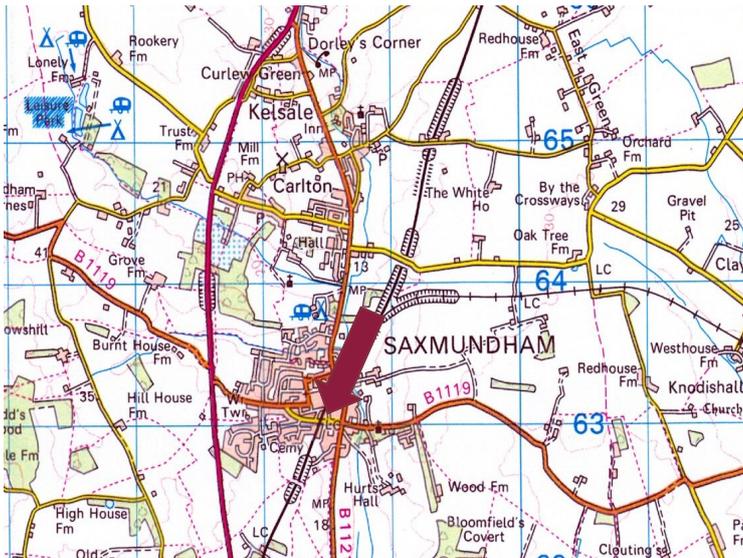
*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

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NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

*March 2026*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Directions

From A12 take B1119 into Saxmundham passing the new development on your right and the turn to Saxmundham free school. After this junction, take the next right hand fork onto Mill Road, proceed down the hill crossing the railway line and 22 Chantry Road is to the right hand side, with the entrance to the rear parking and defined by a Clarke & Simpson 'To Let' board.

For those using the What3Words app:  
/// relaxing.unveils.forgiving



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