

*A spacious modern, two bedroom end of terrace house, close to the centre of Saxmundham with parking and gardens.*

Rent: £1,150 pcm  
Ref: R2490

16 Hornbeam Road  
Saxmundham  
Suffolk  
IP17 1FZ



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

Contact Us



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## Location

The property is located on the popular Abbots Grange development, within walking distance of the town centre. Saxmundham is a bustling old market town with medical centre, dentist, library, Tesco and Waitrose supermarkets, a good selection of independent shops, bakery, hairdressers, cafes, museum, galleries and The Bell Hotel. The town has a primary school, plus many organisations, clubs and sports facilities.

The railway station has connecting services between Lowestoft and Ipswich, and onward to London Liverpool Street. Saxmundham is three miles from Snape and the Maltings Concert Hall and within easy reach of Aldeburgh, Thorpeness, Minsmere and Southwold, together with Framlingham and Woodbridge.

## Description

16 Hornbeam Road is a modern two bedroom end-of-terrace house with brick elevations under a pitch tiled roof. The property benefits from double glazing and gas fired central heating throughout.

The accommodation is well laid out and comprises a front door that leads into the entrance hall where there is a cloakroom with WC and hand wash basin, and further door to the open-plan living/kitchen/dining room. This dual aspect room has windows to the front and rear and a door leading out to the garden. The kitchen has a matching range of fitted wall and base units with one and half bowl single drainer sink unit with mixer tap over, recessed into worktops. In addition is space and plumbing for a washing machine and dishwasher, space for a fridge freezer, a four ring gas hob with electric oven under and extractor hood above. There is also a water softener and wall mounted gas fired boiler. Within the living area there is an understairs cupboard providing useful storage space.

From the entrance hall there are stairs to the first floor landing with access to the loft space and a built-in cupboard over the stairs. Doors from the landing lead to the bedrooms and bathroom. Bedroom one is a double with window to rear and built in double wardrobe with hanging rail and shelf above. Bedroom two is a further double bedroom with window to front. The family bathroom has window to front and comprises panel bath with mixer tap over and shower attachment, close coupled WC and pedestal hand wash basin. Here, there is also a shaver point and extractor fan.







## Outside

The property is approached via a footpath along the front garden that leads from the parking area. The front garden has a small area of lawn and flower borders. A private pathway leads down the side of the property and to the side providing access to the rear garden and for the neighbouring property to access their garden. The garden to the rear is enclosed by panel fencing and is mainly laid to lawn with a terrace immediately behind the property with steps down onto the lawned area with a further paved terrace at the rear where there is also a timber shed.

**Viewing** Strictly by appointment with the agent.

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

**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>

**EPC** Rating = B (Copy available from the agents upon request)

**Council Tax** Band C; £2,041.11 payable per annum 2025/2026

**Local Authority** East Suffolk Council;

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.

**Date:** December 2025



## Directions

At the A12 turn right then immediately left into Rendham Road. Continue down this road taking the right hand turning down to Mill Road across the level crossing, and at the traffic lights proceed straight across into Church Hill. Continue along Church Hill and take the second turning on the left into Beech Road. Follow this road around and Hornbeam Road is a turning on the right. Continue into Hornbeam Road where the property can be found in a cul-de-sac a short distance along on the right hand side.

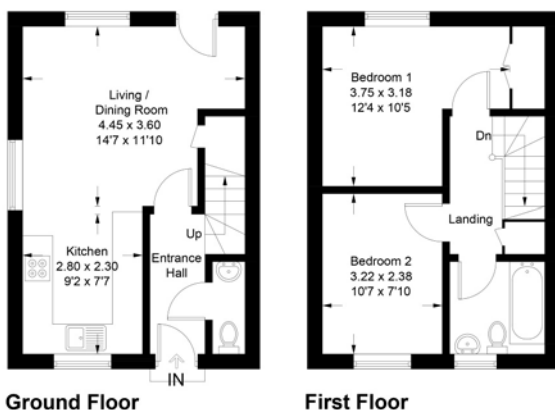
What3Words location: ///sniff.avocado.monument



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 16 Hornbeam Road, Saxmundham

Approximate Gross Internal Area = 59.5 sq m / 641 sq ft



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