



Palmer & Partners



Albion Street, Saxmundham, Suffolk,
IP17 1BL

Guide Price £200,000 to £210,000

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- Victorian End of Terrace House
- Two Bedrooms
- Two Reception Rooms
- Stylish Kitchen
- Ground Floor Bathroom
- First Floor WC
- Lovely Private Rear Garden



Situated just a stone's throw from Saxmundham high street and mainline train station lies this beautifully presented two-bedroom Victorian house which would make an ideal first time / investment purchase. The property comes with a lovely private rear garden, double-glazing, and gas central heating. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which

comprises sitting room with original Victorian redbrick fireplace, dining room which opens through to a stylish kitchen, ground floor bathroom, first floor landing, two bedrooms, and WC.

Saxmundham is a charming market town on the Suffolk Coast offering excellent access by rail and road to many of the nearby 'must see' places to visit along the coast. The town has a busy high street and boasts

several cafés, pubs restaurants, and takeaways; a diverse selection of independent shops including butchers, bakery and hardware store; Waitrose and Tesco; and General Post Office with chemist attached.

Replacement Double-Glazed Door To:

Sitting Room: 11'11" x 11'6" (3.63m x 3.5m) Dual aspect with double-glazed windows to the

front and side, original Victorian redbrick fireplace with recess and built-in double cupboard, laminate floor, door providing access to the staircase, and door through to:

Dining Room: 12'2" x 8'6" (3.7m x 2.6m) Double-glazed door opening out to the rear garden, radiator, tiled floor, and opening through to:

Kitchen: 12'6" x 6'5" (3.8m x 1.96m) Fitted with a range of stylish refitted gloss eye and



base level units with roll edge work surfaces, one and a half bowl ceramic sink and drainer, half-height metro tiles to the walls, and a tiled floor. There is an integrated electric Neff hide-and-slide oven and ceramic hob with extractor hood over with space and plumbing for a washing machine, two double-glazed windows to the side aspect with bespoke wooden shutters, and door through to:

Bathroom: A three-piece suite comprising bath, low-level WC

and hand wash basin; with tiled splashbacks, tiled floor, towel radiator and double-glazed opaque window to the side aspect.

First Floor Landing: Double-glazed window to the rear aspect and doors to the bedrooms and WC.

Bedroom One: 11'10" x 10'10" (3.6m x 3.3m) Double-glazed window to the front aspect, feature fireplace and radiator.



Bedroom Two: 8'6" x 6'11" (2.6m x 2.1m) Double-glazed window to the rear aspect and radiator.

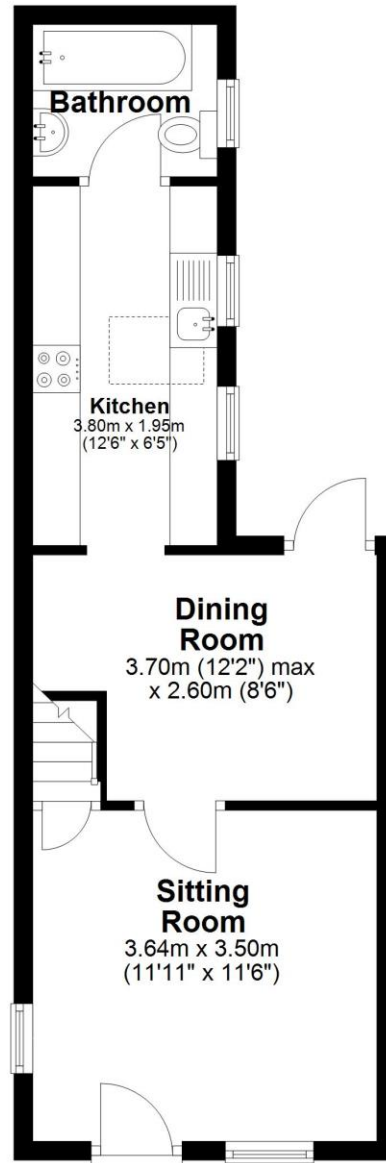
WC: A two-piece suite comprising low-level WC and hand wash basin with tiled splashback.

Outside – Rear: There is a pedestrian right of way that runs along the back of the cottage, but the main garden is fully enclosed and private. The garden is predominantly laid to lawn with a variety of flowers,

shrubs and a fruit tree, large patio seating area, summerhouse to the rear of the garden, and is fully enclosed by panel fencing.

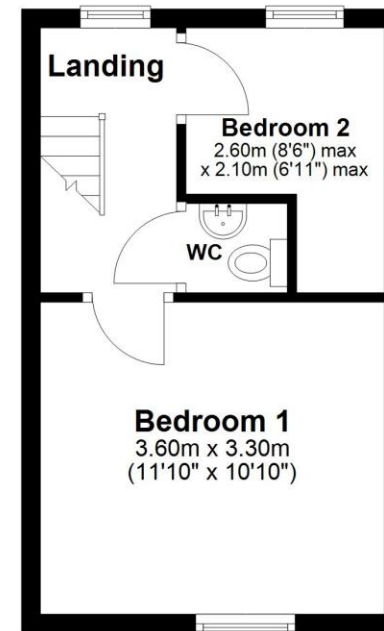
Ground Floor

Approx. 33.7 sq. metres (362.3 sq. feet)



First Floor

Approx. 22.3 sq. metres (240.5 sq. feet)



Total area: approx. 56.0 sq. metres (602.8 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

2 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: D

Council Tax Band: B



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