

## **High Street, Saxmundham, Suffolk, IP17 1AB**

**Asking Price: £264,500**



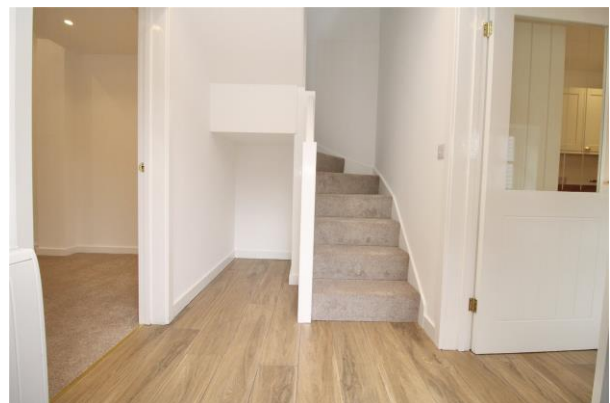
- Freehold
- Bespoke Two Bedroom New Build
- Award Winning Developers
- High Street Location
- Off-Road Parking
- Courtyard Terrace
- Kitchen with Integrated Appliances
- Exceptional Insulation
- WiFi Dimplex Smart Heaters
- Very Low Maintenance

A unique opportunity has arisen to purchase one of two stunning 2-bedroom terrace cottages located in the heart of Saxmundham High Street; the cottages have been converted from the original footprint of a former high street business and have been built to "new build" specifications, offering super insulated, bright and airy accommodation. Both cottages come with double glazing, WiFi Dimplex smart heaters, beautiful fitted kitchen with oak work surfaces and integrated appliances, LED spotlights throughout, two / three parking spaces per cottage, are in a fenced private area, and each cottage will benefit from a sunny private courtyard terrace.

The cottages come with a ten-year Global Home Warranty and would make an ideal home or perfect rental investment opportunity as, "lock up and go".

This development has been nominated for a Quality of Build Award and the local developers have been awarded for two previous projects in the town. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall; lounge; modern kitchen / breakfast room; first floor landing; two good size double bedrooms; and a modern, well-equipped shower room.

Saxmundham is a charming market town on the Suffolk Coast offering excellent access by rail, road and bus services. There are many nearby 'must see' places to visit along Suffolks Coastline and is well known for its natural and protected wildlife areas, with lovely beaches and historic buildings. There are many pursuits available including walking, sailing, golfing and cycling. The town has a busy high street and boasts a number of cafés, pubs, restaurants and hotel; and has a diverse selection of independent shops including, Waitrose and Tesco, and General Post Office.



**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

