



Palmer & Partners



Mill Road, Saxmundham, Suffolk, IP17

1DS

Asking Price £205,000

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- No Onward Chain
- Semi-Detached House
- Two Double Bedrooms
- Brand New Kitchen
- Refitted Ground Floor Bathroom
- Potential to Extend (STPP)
- Ample Off-Road Parking
- Detached Single Garage
- Fully Rewired & Redecorated



This two-bedroom semi-detached house, situated in the sought-after town of Saxmundham and just a stone's throw from the high street and mainline train station, is being sold with no onward chain and has been updated to include a brand-new kitchen, full rewiring which has been certified, and has been redecorated throughout. The property occupies a good size plot with potential to extend (subject to planning permission) and

comes with a detached single garage and ample off-road parking, double-glazing, and gas central heating with the boiler being approximately five years old. The accommodation comprises entrance lobby / conservatory, sitting room, kitchen / breakfast room, refitted ground floor bathroom, and on the first floor are two good size double bedrooms.

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.

Outside - Front: There is a low retaining brick wall with entrance onto a hardstanding area providing off-road parking for numerous vehicles. The garden is laid to lawn and well-stocked with shrubs.

Detached Single Garage: Up and over wooden door. Agent's note: the garage roof is asbestos.

Entrance Lobby / Conservatory: 9'11" x 6'2" (3.02m x 1.88m) Double-glazed windows to all sides, tiled floor, and double-glazed door through to:



Inner Hallway: Screeded floor, carpeted staircase to the first floor, and doors to the sitting room and kitchen / breakfast room.

Sitting Room: 11'11" x 11'4" (3.63m x 3.45m) Double-glazed window to the front aspect, radiator, screeded floor, and skimmed ceiling.

Kitchen / Breakfast Room: 11'8" x 11'4" (3.56m x 3.45m) A brand-new kitchen fitted with a range of modern eye and base level units, roll edge work surfaces, stainless steel sink and drainer,

integrated electric oven and electric induction hob, space and plumbing for a washing machine, radiator, screeded floor, large understairs cupboard with double-glazed window, double-glazed window to the side aspect, and door through to:

Rear Lobby: Double-glazed window to the rear aspect, double-glazed door opening out to the rear, vinyl floor, and door through to:

Re-fitted Bathroom: A refitted three-piece suite comprising

half-sized especially adapted walk-in bath with seat and shower attachment, low-level WC and hand wash basin; radiator, vinyl floor, aqua boarding to walls, and double-glazed opaque window to the side aspect.

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

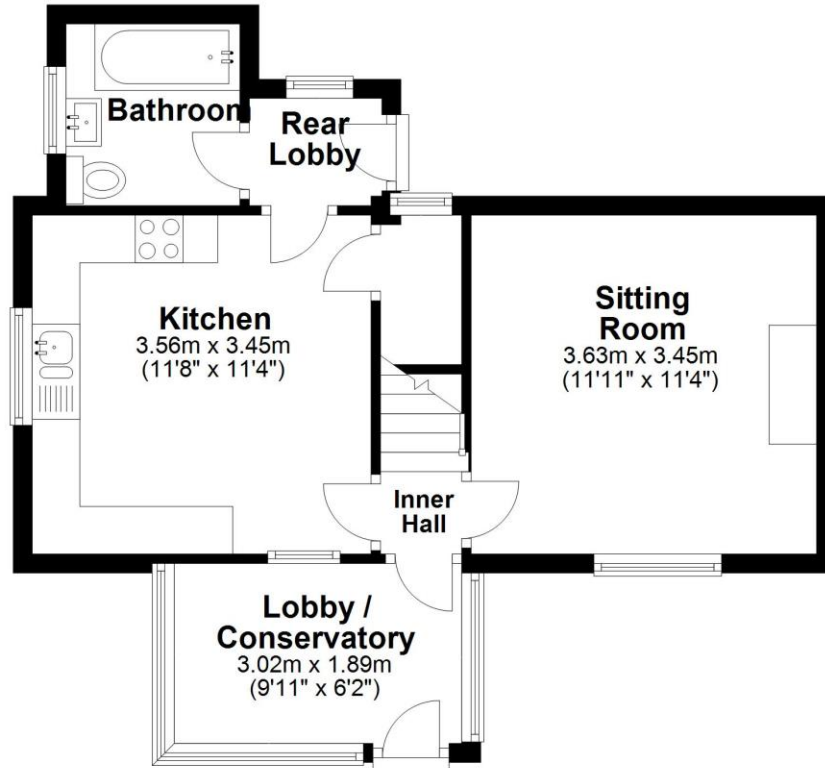
Bedroom: 11'9" x 11'4" (3.58m x 3.45m) Dual aspect with double-glazed windows to the

front and side, radiator, and built-in cupboard.

Bedroom: 11'4" x 10'6" (3.45m x 3.2m) Double-glazed window to the front aspect, radiator, and built-in cupboard housing the boiler.

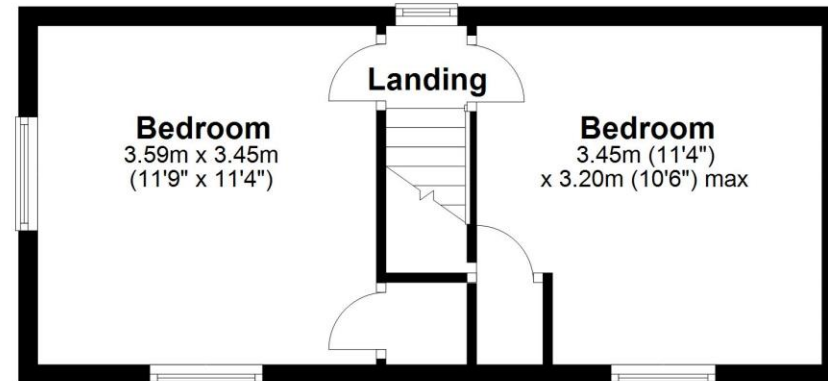
Ground Floor

Approx. 40.1 sq. metres (431.3 sq. feet)



First Floor

Approx. 27.1 sq. metres (291.9 sq. feet)



Total area: approx. 67.2 sq. metres (723.1 sq. feet)

56 Mill Road, Saxmundham

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, 1 Reception,

EPC Rating: D

Council Tax Band: B



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