



Palmer & Partners



Mill Road, Saxmundham, Suffolk, IP17

1DS

Asking Price £190,000

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- Semi-Detached Period Cottage
- One Generous Double Bedroom
- Sitting Room with Wood Burner
- Kitchen
- Ground Floor Wet Room & WC
- Private Rear Garden



This delightful one-bedroom semi-detached period cottage, situated just a stone's throw from Saxmundham High Street and mainline train station, would benefit from some updating and comes with a private rear garden. The accommodation comprises cosy sitting room with wood burning stove and large walk-in storeroom, kitchen, ground floor wet room and WC, and on the first floor is the very spacious double bedroom.

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 small walled garden which is laid to slate with two pedestrian gates providing access, above the wooden front door is a courtesy light, and to the side is a gate leading to the rear garden.

Sitting Room: 12'7" x 11'1" (3.84m x 3.38m) The cosy reception room has a window to the front aspect, radiator, redbrick fireplace housing a wood burning stove with built-in cupboards either side, quarry

tilled floor, stairs to the bedroom, doorway into the kitchen, and door through to:

Storeroom: 8'1" x 4' (2.46m x 1.22m) Window to the front aspect.

Kitchen: 9' x 8'11" (2.74m x 2.72m) The kitchen has eye and base level units with wood work surfaces incorporating a butler sink, space for a cooker, washing machine and undercounter fridge, radiator, quarry tiled floor, half-height



tiled wall, wall-mounted boiler, window to the side aspect, and door through to:

Rear Lobby: Window to the rear aspect, door opening out to the rear garden, and door with step down to:

Inner Lobby: Doors to the wet room and WC.

Wet Room: 9'11" x 5'8" (3.02m x 1.73m) Window to the front aspect, wall-mounted mains-

fed shower, hand wash basin, and part tiled walls.

Separate WC: Low-level WC.

First Floor Bedroom: 16'7" x 16'7" (5.05m x 5.05m) The spacious dual aspect bedroom has windows to the front and rear, radiator, and loft access.

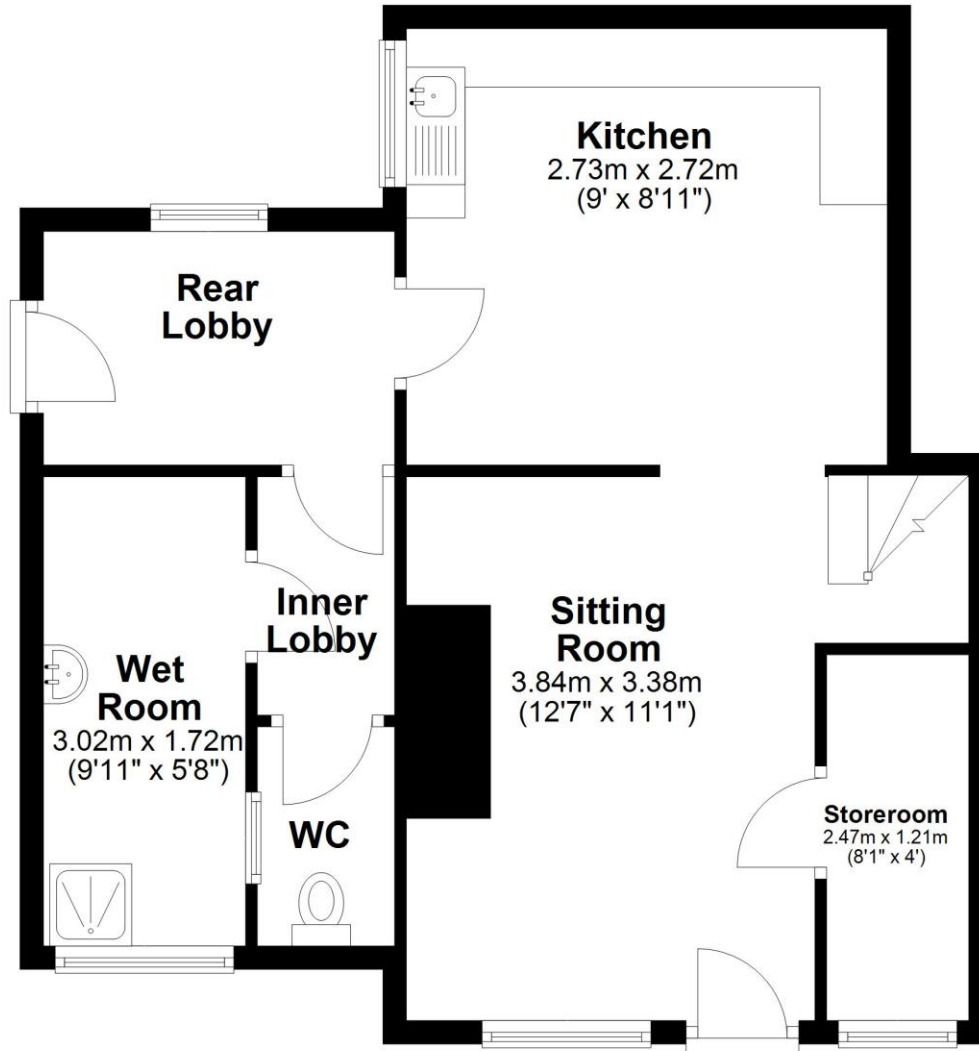
Outside – Rear: The garden has a paved area, external courtesy light and tap, and is well-stocked with a variety of flowers, shrubs and trees. A shingle



path leads to a bespoke handmade shed to the rear of the garden built by the current owner.

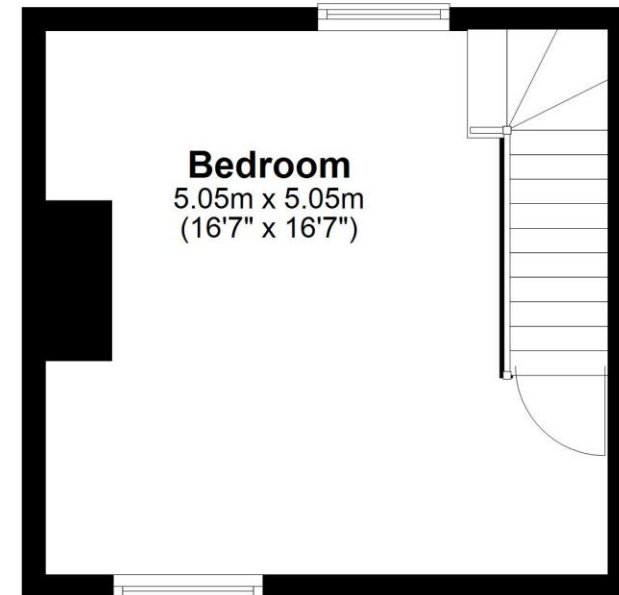
Ground Floor

Approx. 56.8 sq. metres (610.9 sq. feet)



First Floor

Approx. 22.2 sq. metres (239.3 sq. feet)



Total area: approx. 79.0 sq. metres (850.2 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

1 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: E

Council Tax Band: A



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