



Palmer & Partners



Mill Road, Saxmundham, Suffolk, IP17
1DS
Asking Price £170,000

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- No Onward Chain
- Two Bedroom Cottage
- Sitting Room
- Kitchen & Rear Lobby / Utility
- First Floor Shower Room
- Rear Courtyard Garden with Raised Terrace
- Double-Glazing & Gas Central Heating
- Ideal First Time / Investment Purchase



This two-bedroom cottage, situated in the heart of Saxmundham just a stone's throw from the high street and train station, is being sold with no onward chain. The cottage would make an ideal first time / investment purchase and comes with a rear courtyard garden with raised terrace, double-glazing, and gas central heating. The accommodation comprises cosy sitting room, kitchen, rear lobby / utility room, first floor landing, two

bedrooms, and the shower room.

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.

Sitting Room: 12' x 12' (3.66m x 3.66m) Double-glazed window to the front aspect, oak veneer floor, radiator, recess to either side of the fireplace, and door through to:

Kitchen: 12' x 8'6" (3.66m x 2.6m) Fitted with eye and base level units, roll edge work surfaces, stainless steel sink and drainer, tiled splashbacks, space for a cooker, staircase to the first floor with understairs recess, radiator, ceramic tiled floor, double-glazed window to the



rear aspect, and door through to:

Lobby / Utility: 7'8" x 6' (2.34m x 1.83m) Double-glazed window to the rear aspect, double-glazed door opening onto a paved terrace, space for a fridge freezer and washing machine, tiled floor with coconut matting, radiator, and wall-mounted boiler.

First Floor Landing: Exposed floorboards and doors to the bedrooms and shower room.

Bedroom One: 10'8" x 9'6" (3.25m x 2.9m) Double-glazed window to the front aspect, radiator, exposed floorboards, and recess with two hanging rails.

Bedroom Two: 11'6" x 7'6" (3.5m x 2.29m) Double-glazed window to the rear aspect, radiator, and exposed floorboards.

Shower Room: A three-piece suite comprising shower enclosure with new Tritan shower, low-level WC and pedestal hand wash basin.



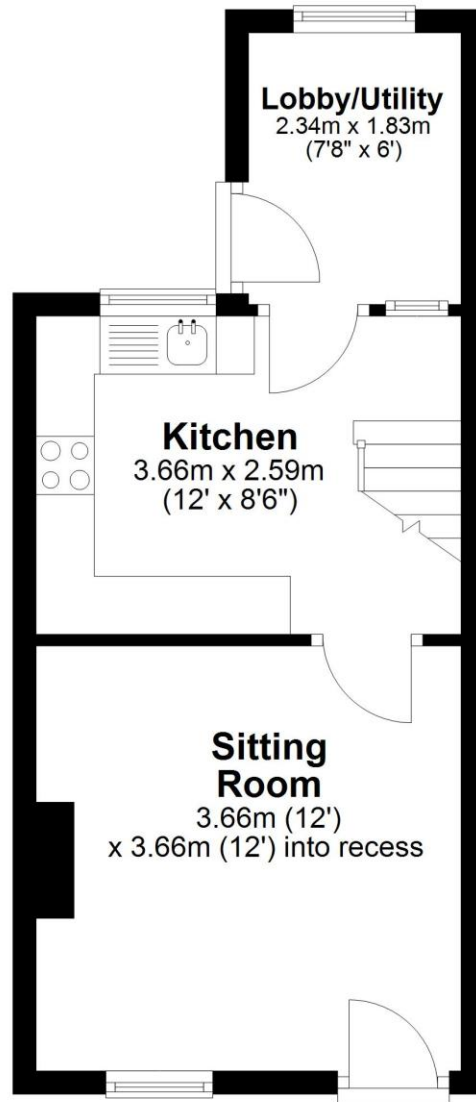
There is a heated towel rail, tiled walls, and double-glazed opaque window to the rear aspect.

Rear Courtyard: The courtyard is enclosed by fencing and retaining wall with raised flowerbed, and outside tap and light. A wrought iron staircase leads up to a paved terrace which is enclosed by fencing and retaining wall with climbing plants and raised flowerbeds.

Agent's Note: The property is believed to be partially timber framed.

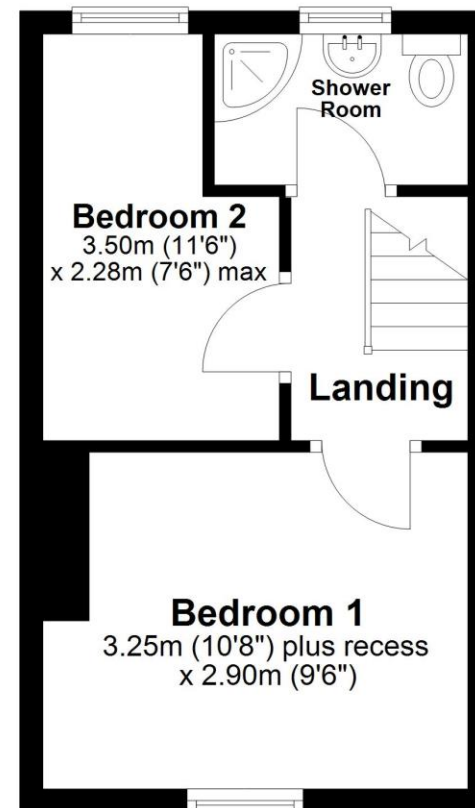
Ground Floor

Approx. 28.3 sq. metres (304.1 sq. feet)



First Floor

Approx. 27.1 sq. metres (291.4 sq. feet)



Total area: approx. 55.3 sq. metres (595.6 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.



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Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: A



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