



Palmer & Partners



Church Street, Saxmundham,
Suffolk, IP17 1EP
Guide Price £200,000 to £210,000

Palmer & Partners

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- No Onward Chain
- Character Property
- Prime Location
- Recently Re-decorated
- Two Bedrooms Plus Attic Room
- Gas Central Heating
- Courtyard Rear Garden
- Allocated Parking Space



Being offered to market with no onward sits this two-bedroom (plus attic room which the current owner has been using as a guest room and study) character cottage believed to have been built at the turn of the century and then subsequently extended to the rear in the early 1990's to create a lovely kitchen/breakfast room. The property benefits from replacement double glazing to the front, gas fired central heating and a charming courtyard rear garden with gated pedestrian access

leading to an allocated parking space. One of the main features of this property is its locality, it is positioned in central Saxmundham being close to shops and local amenities and just a few minutes' walk from the train station. Recently been re-decorated though-out with new flooring, this would make a great investment or first-time purchase. 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 a number of 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.

Front Door: Double-glazed entrance door into:

Lounge: 16'3" x 13'10" (4.95m x 4.22m) Replacement double-glazed window to the front

aspect, two radiators, laminate flooring, exposed red brick chimney breast with a gas fire set within an inglenook fireplace and an exposed beam, stairs rising to the first floor, wall lights and stable latch door into: **Kitchen:** 12'10" x 8'10" (3.9m x 2.7m) Fitted with a matching range of base and wall mounted units with roll edge work surfaces incorporating a Hotpoint electric oven, four ring gas hob, single sink and drainer, space and plumbing for washing machine, breakfast



bar with space underneath for appliances, radiator, ceiling inset spotlights, tiled splashback, wall mounted ideal classic boiler, vinyl flooring, wooden double-glazed window and door leading out to the rear garden.

Landing: Replacement carpets, ceiling inset spotlights and staircase rising to the attic room. Doors to:

Bedroom: 13'4" x 12' (4.06m x 3.66m) Replacement double-glazed window to the front aspect, exposed red brick

chimney breast, radiator, built-in double wardrobe, replacement carpet and stable latch door.

Bedroom: 8'10" x 6'10" (2.7m x 2.08m) Wooden double-glazed window to the rear aspect, radiator, replacement carpet and stable latch door.

Bathroom: Obscure wooden double-glazed window to the rear aspect, three-piece suite comprising wooden panel enclosed bath with wall mounted shower above, low flush WC and wash hand basin

with inset vanity unit, radiator, tiling to splashbacks, cupboard housing the hot water cylinder, stable latch door, vinyl flooring and ceiling inset spotlights.

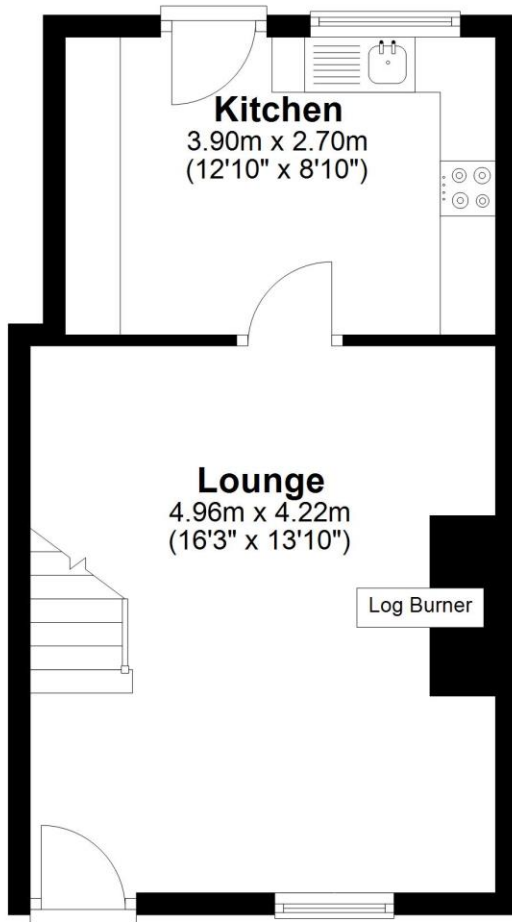
Attic Room: 13'9" x 10'4" (4.2m x 3.15m) Stairs rising from landing, exposed red brick chimney breast, replacement carpet, velux window, small hatch giving access into sizeable eaves storage, power sockets concealed within the flooring and radiator. Currently being used as a guest room and study.

Outside – Rear: Low maintenance courtyard rear garden, enclosed by panel fencing and partially walled with a pergola at the rear, raised flower and shrub borders to the left-hand boundary, patio, outside power, outside light and gated pedestrian access giving access to an allocated parking space.

Agents Note: Please note that the property has an allocated parking space. The photo on our details is just for marketing purposes only.

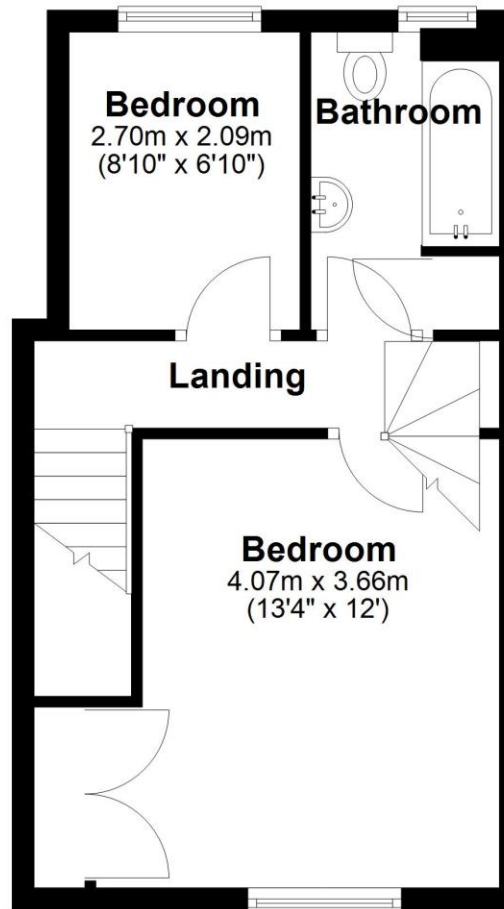
Ground Floor

Approx. 31.9 sq. metres (342.9 sq. feet)



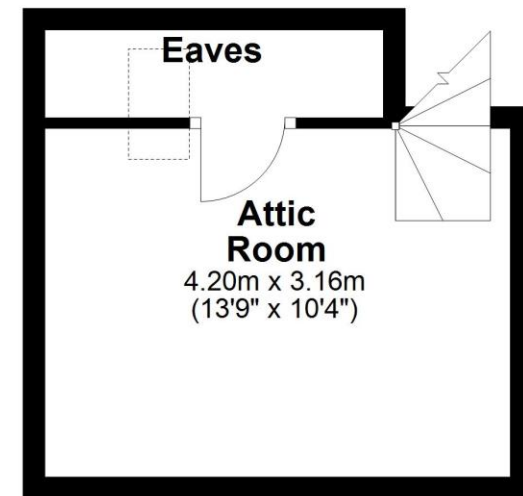
First Floor

Approx. 33.6 sq. metres (361.4 sq. feet)



Second Floor

Approx. 16.0 sq. metres (172.2 sq. feet)



Total area: approx. 81.4 sq. metres (876.6 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.



Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: B



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