



Palmer & Partners



Deben Road, Saxmundham, Suffolk,

IP17 1YA

Asking Price £190,000

Palmer & Partners

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- No Onward Chain
- Brook Farm Development
- Short Walk to High Street & All Amenities
- End of Terrace House
- Two Bedrooms
- Two Allocated Parking Spaces
- Charming Rear Garden
- Double-Glazing & Electric Heating
- Ideal First Time/Investment Purchase



A rare opportunity has arisen to purchase a two-bedroom end of terrace house on the sought-after Brook Farm development just a short walk from Saxmundham high street and all amenities. The property is being sold with no onward chain, would make an ideal first time/investment purchase, and comes with two allocated parking spaces to the front, a charming rear garden, double-glazing, and electric radiators to the ground floor and heaters to the first floor.

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: The front is well-stocked with an abundance of shrubs and mature trees with side access leading to the rear garden and a canopy porch above the wooden double-glazed front door.

Parking: There are two allocated parking spaces (one space is in front of the lounge window and one is to the other side of the front garden).

Front Porch: Double-glazed windows to the front and both sides, laminate floor with

coconut matting, and a multi-pane glazed door leading to:

Lounge: 13'10" x 11'9" (4.22m x 3.58m) Double-glazed window to the side aspect, electric radiator, laminate floor, staircase rising to the first floor with understairs recess, and door leading to:

Kitchen/Breakfast Room: 11'8" x 10'4" (3.56m x 3.15m) Fitted with a coordinated range of eye and base units with drawers, roll edge work surfaces, a sink with drainer, and tiled splashbacks. The kitchen includes an



integrated electric oven and four-ring electric hob with an extractor hood above, with space provided for a fridge freezer, washing machine, and dishwasher. Additional features include a useful understairs pantry cupboard, space for a breakfast table and chairs, laminate floor, a double-glazed front window, and a sliding patio door leading to:

Conservatory: 8'5" x 4'9" (2.57m x 1.45m) An electric radiator and tiled floor provide comfort and practicality, while three sets of

sliding patio doors allow the conservatory to open completely, inviting the surrounding garden into the living space.

First Floor Landing: Double-glazed window to the front aspect, access to the loft, and doors leading to the bedrooms and bathroom.

Bedroom: 10'11" x 9'10" (3.33m x 3m) Double-glazed window to the front aspect, wall-mounted electric heater, cupboard housing the hot water system, and two double and one single



floor-to-ceiling fitted wardrobes with a mixture of shelving and hanging rail with overhead storage.

Bedroom: 11'8" x 6'10" (3.56m x 2.08m) Double-glazed window to the front aspect, wall-mounted electric heater, and built-in overhead storage.

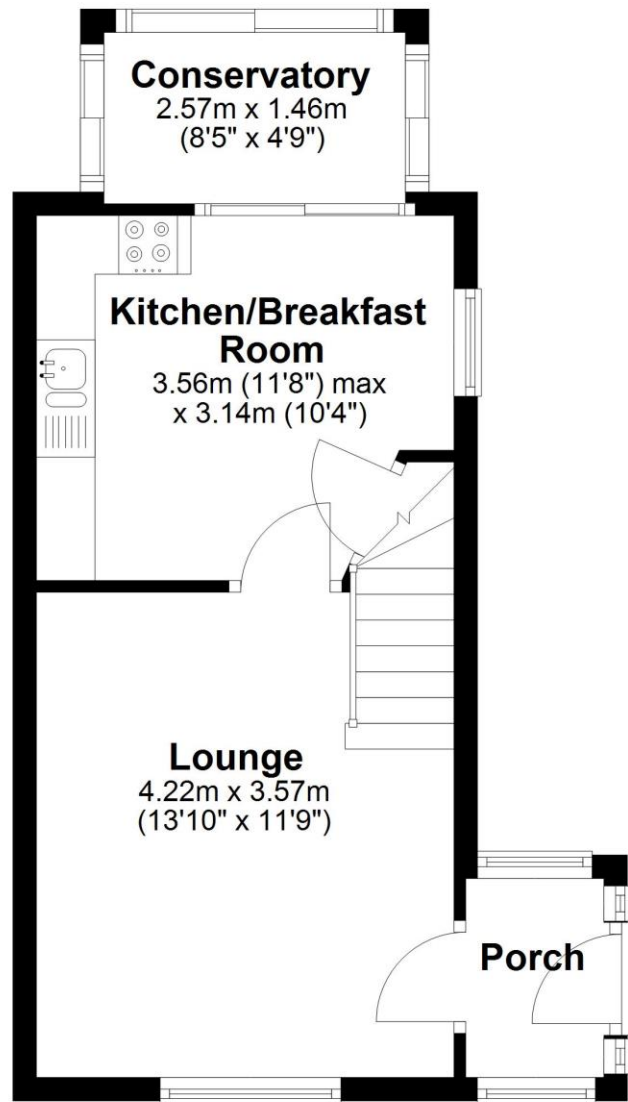
Bathroom: A three-piece suite comprising a bath with Mira shower over, low-level WC and vanity hand wash basin with ample storage beneath, along with a wall-mounted heater,

tiled splashbacks, and an extractor fan.

Outside – Rear: The charming rear garden is finished with block-paving and bordered by raised brick flowerbeds filled with established planting. Mature trees provide a lovely backdrop, while a storage shed offers practical convenience. The garden is enclosed by a feature curved wall and fencing, with a gated pedestrian entrance to the rear.

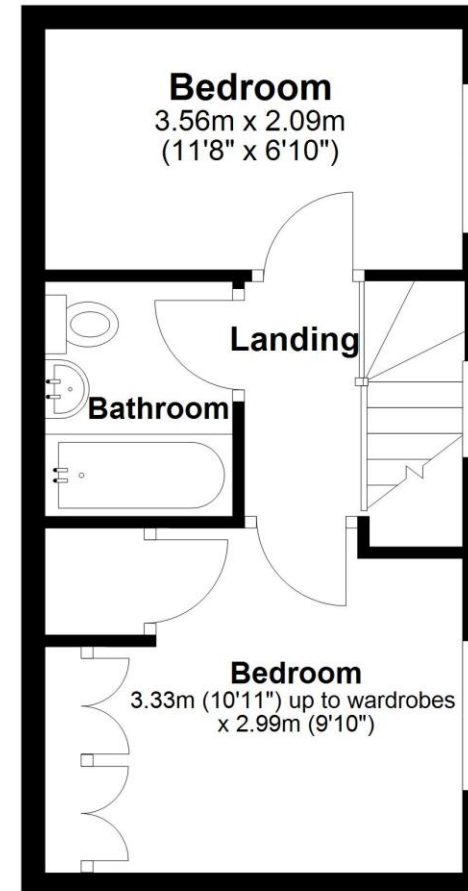
Ground Floor

Approx. 32.7 sq. metres (351.7 sq. feet)



First Floor

Approx. 26.5 sq. metres (285.6 sq. feet)



Total area: approx. 59.2 sq. metres (637.2 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

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: E

Council Tax Band: B



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

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