

EST.  1993

JENNIE JONES

ESTATE AGENTS



3 Bakers Mews, Saxmundham, Suffolk, IP17 1FX.

FIXED PRICE

£300,000

SUMMARY OF THE ACCOMMODATION

ENTRANCE HALL; CLOAKROOM; OPEN PLAN SITTING ROOM, DINING AREA AND KITCHEN; FOUR BEDROOMS; THREE ON THE FIRST FLOOR AND ONE ON THE SECOND FLOOR WITH ITS OWN EN-SUITE . TWO PARKING SPACES.

THE PROPERTY

3 Bakers Mews is a delightful three storey town house with garden and parking, situated in the heart of the town, close to all local amenities. The property is one of six situated in a quiet no through road. The property has been very well cared for by the current owner and consequently it is in excellent order throughout. Main benefits include double glazing, gas fired central heating and two parking spaces at the front. A front entrance door opens to the hall with stairs to the first floor accommodation, radiator, door to cloakroom and door to open plan sitting, dining and kitchen. The cloakroom has a window to the front aspect, wash basin, toilet and radiator. The spacious open plan sitting, dining area and kitchen has a window to the front and bi-fold doors that open to the rear garden. There is a good range of base and wall mounted units with work surfaces over, 1½ bowl sink with mixer tap, built in oven with inset hob and stainless steel extractor hood, plumbing for washing machine, fridge/freezer space and further fridge space. The gas fired boiler is wall mounted and concealed within a kitchen unit. There is a radiator, spacious under stairs storage cupboard and bi-fold doors opening to the garden. Stairs from the entrance hall lead to the first floor landing. There are three bedrooms, one at the rear and two at the front. The bedrooms all have double glazed windows and radiators. The family bathroom comprises a panelled bath with shower attachment and glass screen, toilet, wash basin and towel radiator. A staircase from the landing leads to the second floor and the spacious master bedroom. There is a window to the rear aspect, radiator and door to the en-suite shower room with window, shower cubicle, wash basin, toilet and towel radiator.

Outside. To the front of the property is parking for two vehicles. The rear low maintenance garden is enclosed and has a patio, with raised flower beds containing a mix of planting.

To appreciate the location and the accommodation offered, viewing is strongly recommended.

LOCATION

Saxmundham is a vibrant market town which has an excellent range of shops (including Tesco and Waitrose supermarkets), a health centre, a primary school, a free school and railway station which offers a regular service to London (Liverpool Street). Saxmundham is well located for striking out at the many attractions of the East Suffolk coast much of which has been designated as an Area of Outstanding Natural Beauty and includes the RSPB nature reserve at Minsmere with other reserves at North Warren, Havergate Island and Shingle Street. There are ancient castles at Framlingham and Orford and the historic coastal towns of Southwold and Aldeburgh are within driving distance both with golfing and sailing clubs and the latter being home to the internationally famous Aldeburgh Music Festival with many events being held at the Snape Maltings complex.

LOCAL AUTHORITY

East Suffolk District Council, Council Offices,
East Suffolk House, Station Road, Melton,
Woodbridge, IP12 1RT
Tel: 01394 383789

COUNCIL TAX BAND: = C

SERVICES:

We understand that mains water, electricity
and drainage are connected. Heating by gas
fired boiler.

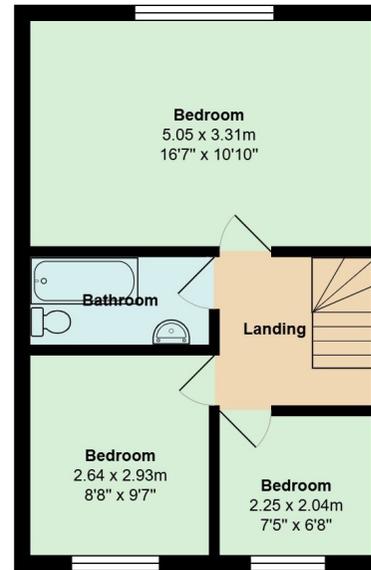
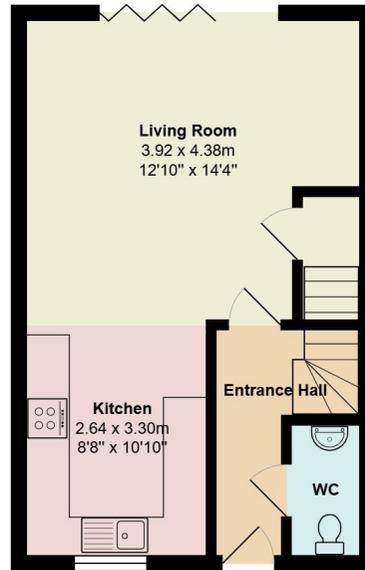
TENURE: Freehold

VIEWING

By appointment through Jennie Jones Estate
Agents:

SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

EPC RATING: = B



Total Area: 108.6 m² ... 1169 ft²

All measurements are approximate and for display purposes only

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









