

High Street, Saxmundham, Suffolk, IP17 1AJ

Asking Price: £160,000



- High Street in Saxmundham
- One Double Bedroom Cottage
- Bespoke Handmade Storage
- Full of Character
- Ideal First Time Buy / Holiday Let
- Double Glazed Windows

Situated right on the High Street in the sought after market town of Saxmundham, lies this charming and beautifully presented one bedroom cottage which has been much improved by the current owners with bespoke handmade storage throughout and is full of character with exposed beams and studwork. The property would make a great first time purchase / holiday let, and comes with gas fired central heating and double glazed wood framed windows throughout with sliding secondary glazing.

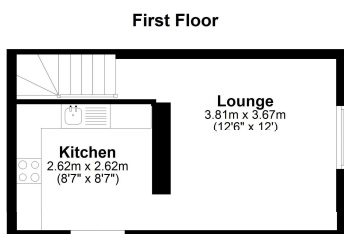
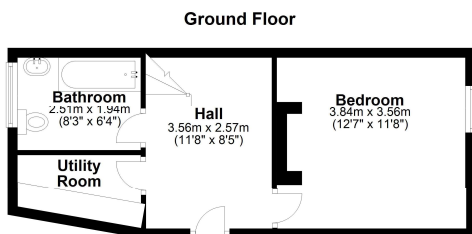
As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, utility room, stylish bathroom, one good size double bedroom, lounge, and stylish kitchen. This 'upside down' house has the utility, bathroom and bedroom on the ground floor with the main living accommodation, being the lounge and kitchen, on the first floor.

AGENTS NOTE:

The furnishings are available by negotiation.

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 and restaurants along with a diverse selection of independent shops.

Council tax band: A



Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	