



Palmer & Partners



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**Long Avenue, Saxmundham, Suffolk, IP17 1WG GP: £300,000 to £310,000**



# Long Avenue, Saxmundham, Suffolk, IP17 1WG

This nicely presented three bedroom detached house, situated on the popular Brook Farm development in Saxmundham, benefits from a beautiful landscaped and larger than average south-facing rear garden, single garage with off-road parking in front, gas central heating, and UPVC double glazing. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall; ground floor cloakroom; dual aspect sitting room; dining room; kitchen; first floor landing; family bathroom; and three bedrooms, one of which has an en-suite 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 a number of cafés, pubs and restaurants, a diverse selection of independent shops, Waitrose and Tesco, and General Post Office.

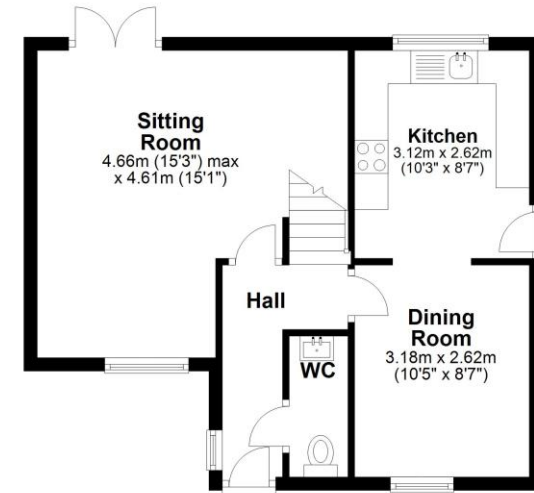
Council tax band: C  
EPC Rating: TBC

## Accommodation & Amenities

- Detached House
- Three Bedrooms
- Two Reception Rooms
- Landscaped South-Facing Rear Garden
- Garage & Off-Road Parking
- Double Glazing & Gas Central Heating

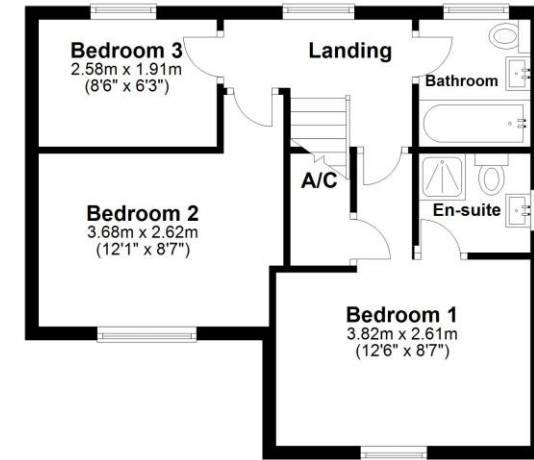
### Ground Floor

Approx. 42.3 sq. metres (454.9 sq. feet)



### First Floor

Approx. 40.9 sq. metres (440.7 sq. feet)



Total area: approx. 83.2 sq. metres (895.6 sq. feet)





