

Franklin Road, Saxmundham, Suffolk, IP17 1FJ

Asking Price: £210,000

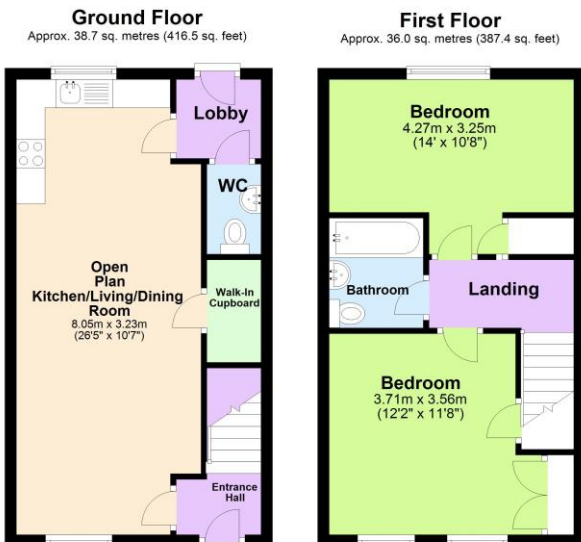


- Mid Terrace House
- Two Double Bedrooms
- 26ft Kitchen/Living/Dining Room
- First Floor Bathroom
- Off-Road Parking for One Car
- EV Charger
- South-Facing Rear Garden
- Double Glazing & Gas Central Heating

Situated in the sought after market town of Saxmundham lies this immaculately presented two bedroom mid terrace house which benefits from a beautifully landscaped south-facing rear garden, off-road parking for one car to the front, EV charger, double glazing, and gas central heating. This lovely home is presented in show home condition and would make an ideal first time / investment purchase. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, 26ft open plan kitchen / living / dining room, ground floor cloakroom, first floor landing, two good size double bedrooms, and bathroom.

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.

Council Tax Band: B



Total area: approx. 74.7 sq. metres (803.9 sq. feet)
Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.
Plan produced using PlanUp.

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			
(92-100)	A		95
(81-91)	B	82	
(69-80)	C		
(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	