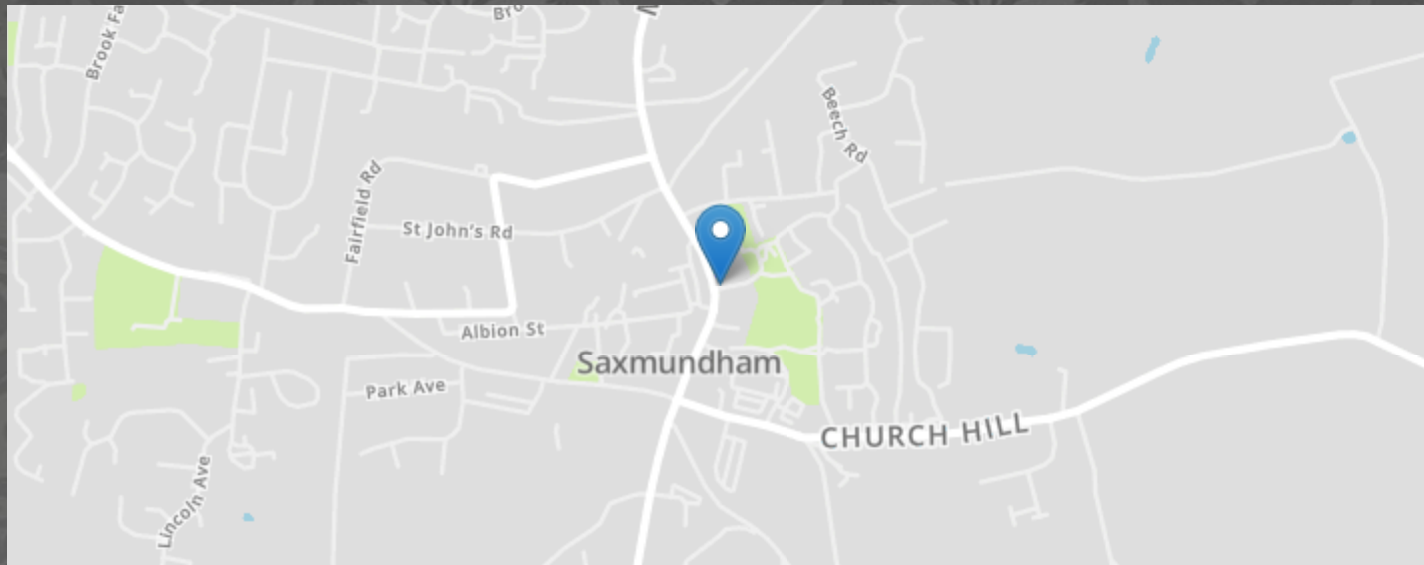


High Street, Saxmundham,



- TOP OF THE RANGE WIFI
- DIMPLEX SMART HEATERS
- NO ONWARD CHAIN
- SEPARATE COURTYARD GARDEN
- DOUBLE GLAZED THROUGHOUT
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- GATED PARKING
- HIGH STREET LOCATION
- TWO DOUBLE BEDROOMS

MARKS & MANN

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Website www.marksandmann.co.uk

MARKS & MANN



High Street, Saxmundham,

NO ONWARD CHAIN

Marks and Mann are pleased to present this BESPOKE TWO DOUBLE BEDROOM mid terraced cottage located in the heart of Saxmundham. The property offers GATED OFF ROAD PARKING and a COURTYARD GARDEN, inside you will find a good size entrance hall with under-stairs open storage area, spacious reception area, built-in kitchen with optional dining area space, shower room, TWO LARGE DOUBLE BEDROOMS. WIFI smart dimplex radiators, double glazed windows and doors throughout. The cottage has been converted from the original footprint of a former high street business and have been built and finished by award winning developers. Viewing is highly recommended to appreciate all the property offers.

£275,000 Guide Price

High Street, Saxmundham,

High Street, Saxmundham,

Lounge

3.88m x 3.54m (12' 9" x 11' 7") Spacious living area with fitted carpet and two double glazed window. Wifi Dimplex smart heater. Inset spotlights. Vaulted ceiling.

Kitchen/Diner

3.54m x 2.84m (11' 7" x 9' 4") Fitted oak flooring throughout the kitchen and entrance hall. Fitted with a range of floor and overhead units with oak worktops and stainless steel sink with mixer tap. The kitchen provides integrated appliances which includes fridge/freezer, washing machine and electric oven. Electric hob top with overhead extractor fan. Wall mounted WiFi Dimplex smart heater. Inset spotlights. Double glazed window overlooking the front of the property.

Main Bedroom

2.87m x 4.27m (9' 5" x 14' 0") Large double bedroom with fitted carpet. Double glazed window to front aspect. Wall mounted WiFi Dimplex smart heater. Good size built in storage cupboard above the stairs. Inset spotlights.

Shower Room

1.73m x 1.89m (5' 8" x 6' 2") Modern shower room with three piece suite to include shower cubicle with rainforest shower head, WC and vanity wash basin with storage beneath. The shower room benefits from having a touch sensor anti-fog mirror. Extractor fan. Wall mounted WiFi Dimplex smart heater. Velux window. Fitted oak flooring.

Bedroom Two

2.79m x 4.27m (9' 2" x 14' 0") Spacious double bedroom with fitted carpet. Stairs leading to the bedroom access from the first floor landing area. Double glazed window to front aspect. Inset spotlights. Wall mounted WiFi Dimplex smart heater.

Outside

Front;
Outdoor light. Entrance door. Shingle shared driveway and access path.
Side;
Gated parking to the side of the terraced properties. Courtyard garden area.
Bin storage area.

Important Information

Tenure – Freehold.
Services – We understand that electricity, water and drainage are connected to the property.
Council tax band - A
EPC rating - B

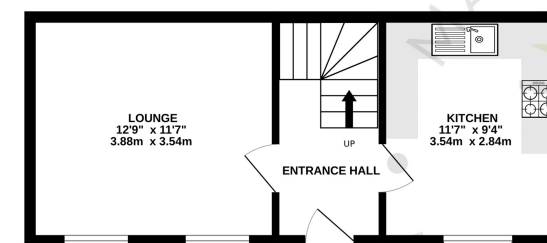
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.
New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

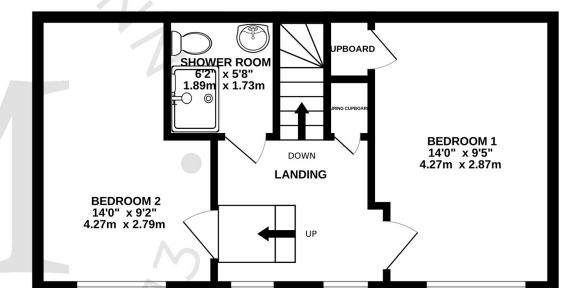
Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 694 sq.ft. (64.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The above floor plans are not to scale and are shown for indication purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92+)	A		
(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	