

EST.  1993

JENNIE JONES

ESTATE AGENTS



36 Henley Close, Saxmundham, IP17 1EY

PRICE

£175,000

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE LOBBY; SITTING/DINING ROOM; FITTED KITCHEN WITH APPLIANCES;  
INNER HALL; 2 DOUBLE BEDROOMS; SHOWER ROOM; PATIO GARDEN; ALLOCATED PARKING**

### **PROPERTY**

An attractive semi-detached retirement bungalow which is part of a much sought after managed complex located in a quiet sought after residential area within walking distance of the High Street, supermarkets, doctors' surgery and railway station. The bungalow is very well presented being in good decorative order and with the recent refurbishment of a new kitchen with built in appliances and new shower room and is available with no onward chain. The accommodation includes two double bedrooms (each with fitted wardrobes), an open plan sitting room/ dining room has a bay window and sliding patio to a small patio/ garden area at the back of the property. The property also benefits from an allocated parking space. The complex is restricted to over 55 year olds. There is an on site manager and alarm pull cords throughout the bungalow to an on call emergency service.

### **LOCATION**

Saxmundham is a 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  
01394 383789

**COUNCIL TAX BAND = C**

**SERVICES:** Mains water, electricity and  
drainage are available to the property.

**VIEWING**

By appointment through Jennie Jones Estate  
Agents:

**SAXMUNDHAM OFFICE**(01728) 605511

email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

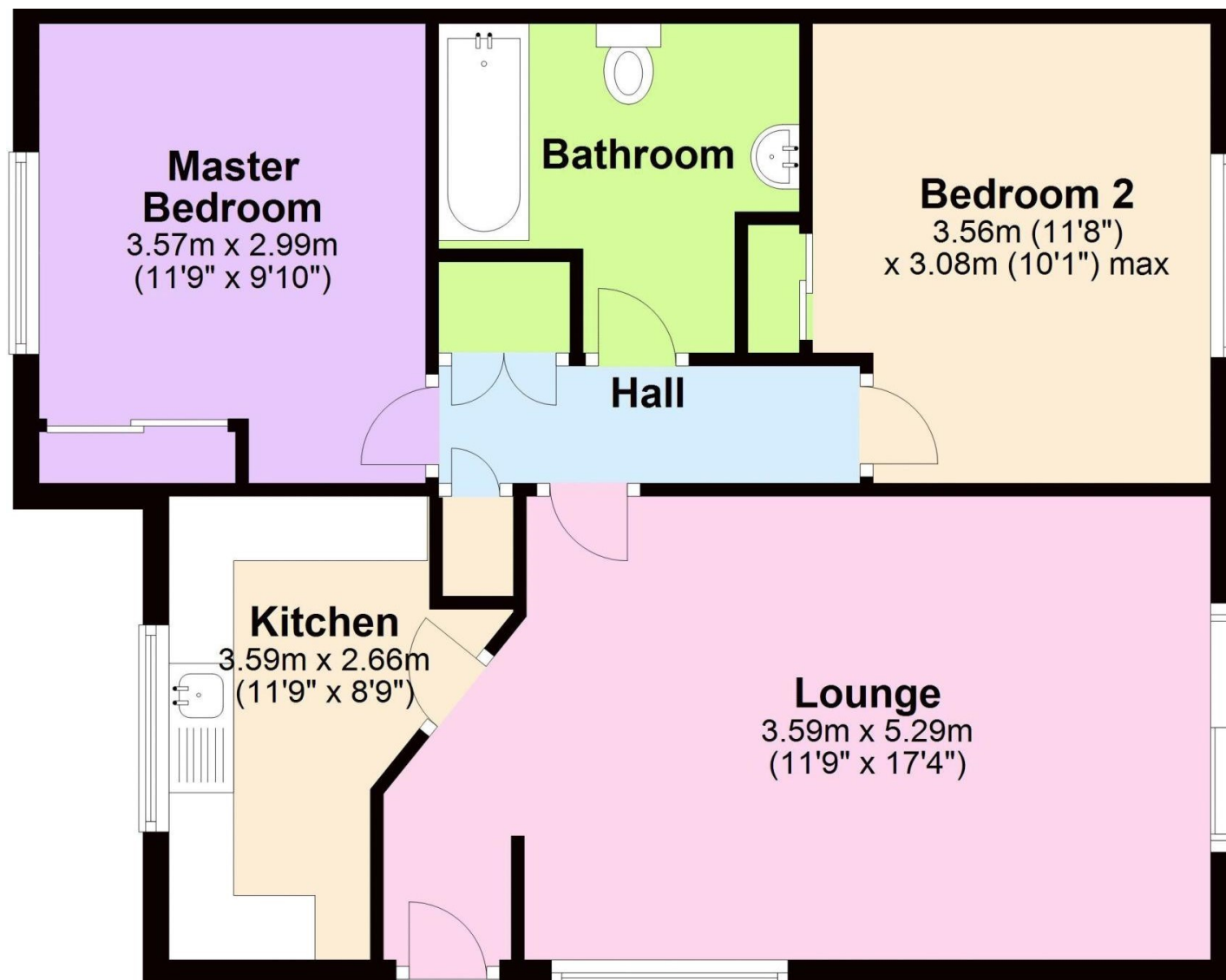
**EPC RATING = D**

**TENURE:** The property is leasehold with 63  
years left on the lease.

**SERVICE CHARGE AND GROUND RENT:**

Currently the annual service charge is  
£3,300 and the annual ground rent is  
£102.28

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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.





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