



Sandbanks Court, SAXMUNDHAM, IP17 1BF

welcome to

Sandbanks Court, SAXMUNDHAM

A three-bedroom end-terrace with extensive rear and side gardens providing ample room and potential to extend (STPP), generous parking for multiple cars, a spacious kitchen/dining room, family bathroom, downstairs cloakroom and modern en-suite – all set in the popular town of Saxmundham.

Location

Saxmundham is a charming Market Town on the Suffolk Coast, it's a real working town with a busy high street offering great access by rail and road to many of the nearby 'must see' places to visit along the coast as well as links to London Liverpool Street, Norwich, Cambridge and Lowestoft. The town boasts a number of cafés, pubs and restaurants along with a diverse selection of independent shops, further to this it offers a Tesco & Waitrose. On Wednesdays there is a small traditional market.

Accommodation

Entrance Hall

Double glazed entrance door into hallway with radiator, stairs to first floor and storage cupboard.

Cloakroom

Low level WC, vanity wash hand basin, radiator and obscure double glazed window to front aspect.

Living Room

17' 6" x 7' 9" (5.33m x 2.36m)

Previous garage conversion. With carpeted flooring, radiator and double glazed window to front aspect.

Kitchen, Dining Room

16' 7" x 13' 11" (5.05m x 4.24m)

Base and eye level units with adjoining worktops. Integrated fridge freezer and oven with electric hob and extractor hood over. Space for washing machine, tumble dryer and slimline dishwasher. Breakfast bar. One and a quarter sink with mixer tap. Radiator. Double glazed windows to side and rear. Double glazed French doors into rear garden.

Landing

Carpeted with airing cupboard and double glazed window to side aspect.

Bedroom One

14' 1" x 11' 1" max (4.29m x 3.38m max)

(to 8'04" min) Carpeted flooring, fitted wardrobes, radiator and two double glazed windows to front aspect. Access into:-

En-Suite

Low level WC, vanity wash hand basin and enclosed shower. Heated rail and extractor fan.

Bedroom Two

12' 2" x 7' 3" (3.71m x 2.21m)

Carpeted flooring, fitted wardrobe, radiator and double glazed roof window to rear aspect.

Bedroom Three

8' 10" x 8' 5" (2.69m x 2.57m)

Carpeted flooring, radiator and double glazed roof window to rear aspect.

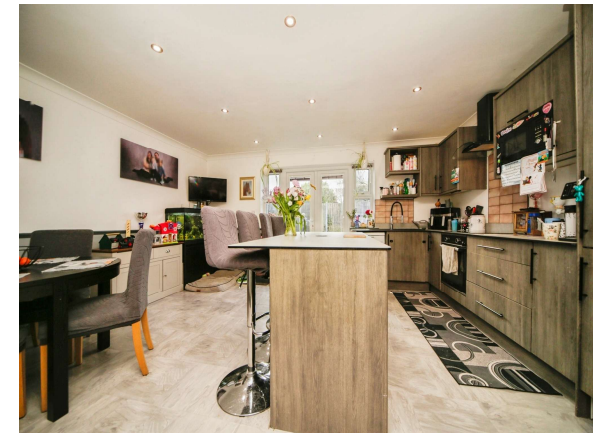
Bathroom

Low level WC, pedestal wash hand basin and enclosed bath with shower over. Heated towel rail, extractor fan and obscure double glazed window to side aspect.

Outside

Front Garden

Block paved to allow off road parking for multiple cars.





Rear Garden

Fence enclosed wraparound garden, mostly laid to lawn with decking, a patio area with pergola over and garage/Summer House. Gate providing access to front.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/FLH105515



welcome to

Sandbanks Court, SAXMUNDHAM

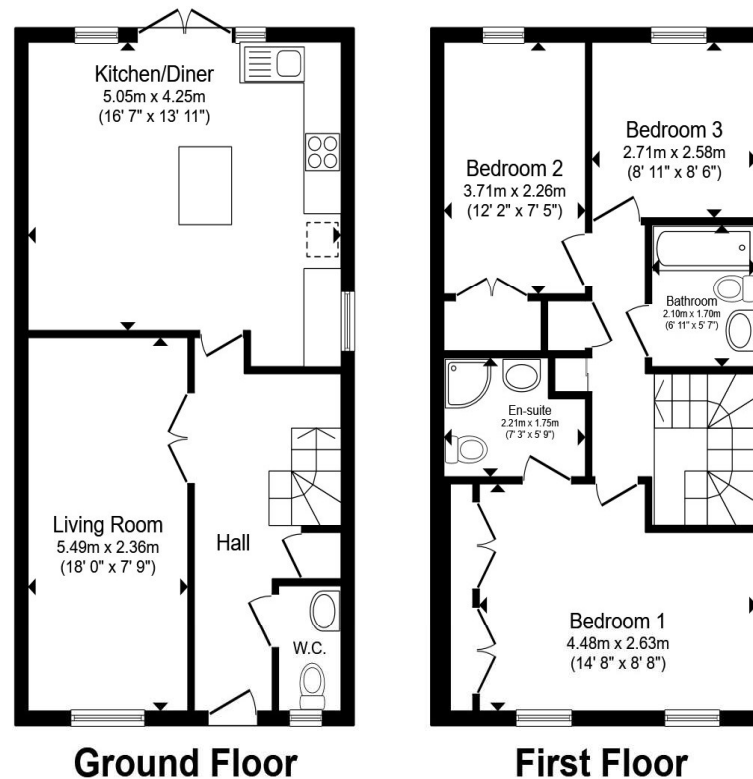
- A Three-Bedroom End Terrace House
- Family Bathroom, En-Suite & Cloakroom
- Open Plan Kitchen/Dining Room To Rear
- Cosy Living Room (Previous Garage Conversion)
- Generous Garden To Rear & Side

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£290,000



Total floor area 99.4 m² (1,070 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown

view this property online williamhbrown.co.uk/Property/FLH105515



Property Ref:
FLH105515 - 0002

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01728 723923



Framlingham@williamhbrown.co.uk



26 Market Hill, Framlingham, WOODBRIDGE,
Suffolk, IP13 9AN



williamhbrown.co.uk