



Garden Terrace, Sibton, Saxmundham, IP17 2RT

welcome to

Garden Terrace, Sibton, Saxmundham

A well-presented three-bedroom end-terraced home, offering a modern kitchen, spacious living room with patio doors to the garden, and a ground floor WC. Upstairs features three bedrooms and a contemporary family bathroom, with an enclosed rear garden, air source heating, and a move-in-ready.

Entrance Hall

Storage cupboard, stairs.

Cloakroom

w/c, wash hand basin.

Lounge/Diner

Double glazed French doors to rear aspect, airing cupboard with heat pump, underfloor heating.

Kitchen

Double glazed window to front aspect, ceramic sink with mixer tap, base and eye units, integrated fridge / freezer, oven, electric hob, space for washer.

Landing

Double glazed window to side aspect, carpet flooring.

Bedroom 1

Double glazed window to rear aspect, radiator, carpet flooring.

Bedroom 2

Double glazed window to front aspect, radiator, carpet flooring.

Bedroom 3

Double glazed window to front aspect, radiator, loft hatch, carpet flooring.

Bathroom

Heated towel rail, w/c, wash hand basin, extractor fan, bath tub with shower over head.

Front Garden

Pathway to front door, turfed.

Rear Garden

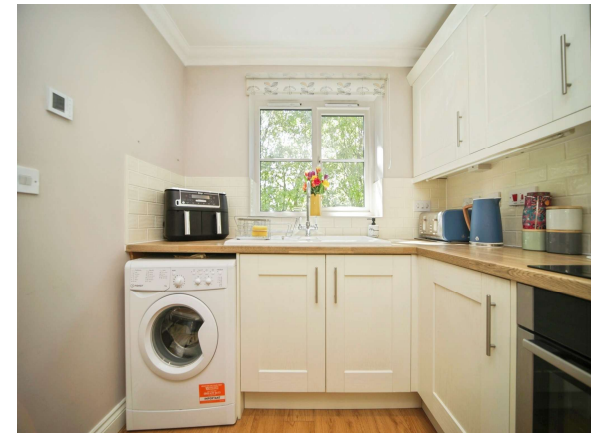
Patio, gate with private right of way, lawn, beds.

Parking

Driveway directly at the back of the property for off road parking.

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.



welcome to

Garden Terrace, Sibton, Saxmundham

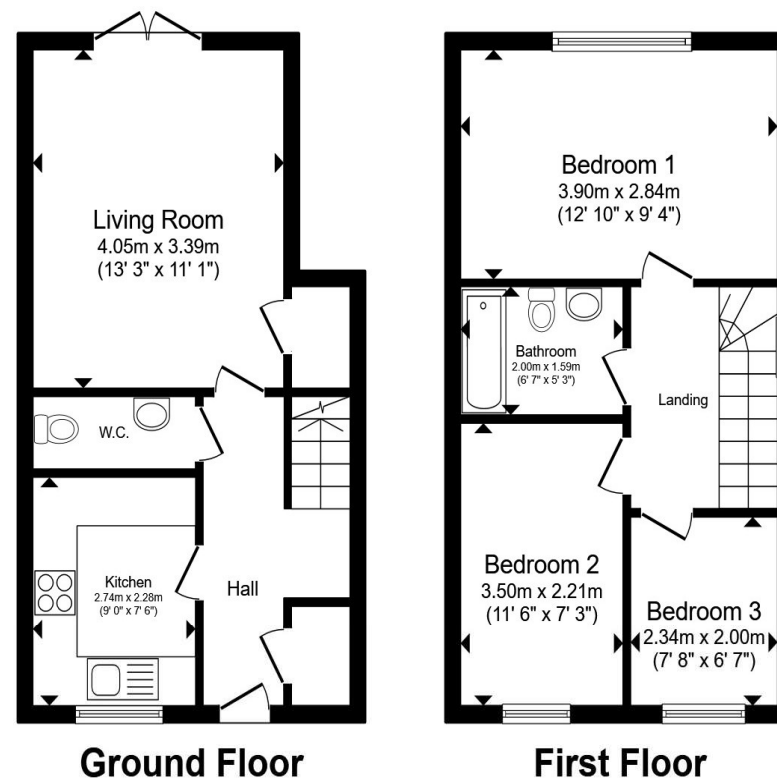
- No onward chain
- Move in ready three-bedroom end-terraced house
- Underfloor heating
- Ground floor WC and contemporary family bathroom
- Lovely front and rear gardens

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers in excess of

£290,000



Total floor area 67.4 m² (726 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/FLH105689



Property Ref:
FLH105689 - 0006

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