

*A spacious detached three bedroom bungalow, located just a short walk from the amenities of the town.*

Guide Price  
£325,000 Freehold  
Ref: P7435/B

15 Rendham Road  
Saxmundham  
Suffolk  
IP17 1BY



Entrance hall, sitting room, kitchen, dining room, office/snug and conservatory.

Three good size bedrooms and bathroom

Established garden to front and hard landscaped garden to rear.

Attached double garage and ample off-road parking.

Contact Us



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## Location

The property is situated on Rendham Road which is conveniently situated for easy access to all the amenities within the town centre.

Saxmundham is a bustling old market town with medical centre, dentist, library, Tesco and Waitrose supermarkets, a good selection of independent shops, bakery, hairdressers, cafes, museum, galleries and The Bell Hotel. The town has a primary school, plus many organisations, clubs and sports facilities.

The railway station has connecting services between Lowestoft and Ipswich, and onward to London Liverpool Street. Saxmundham is three miles from Snape and the Maltings Concert Hall and within easy reach of Aldeburgh, Thorpeness, Minsmere and Southwold, together with Framlingham and Woodbridge.

## Description

15 Rendham Road is a spacious detached bungalow occupying a generous plot just a short walk from the amenities in the centre of Saxmundham.

The accommodation is flexible and well laid out and comprises a sitting room, dining room, office/snug (or occasional bedroom 4) and kitchen. The kitchen is very well appointed with a range of painted wooden units with granite worktops and high level Neff oven and grill, integrated dishwasher, integrated fridge and freezer and four ring electric hob with extractor hob over. The property has two double bedrooms, a single bedroom and a family bathroom, which benefits from both a bath and a separate shower.

The property benefits from gas fired central heating and double glazing throughout. Whilst perfectly serviceable, the property would now benefit from some modernisation throughout.

Outside the property is approached from the highway via a concrete driveway providing ample off-road parking for several vehicles and leading to the attached double garage which benefits from a range of cupboards and work units as well as having power and light connected.

The garden to the front of the property is mainly laid to lawn with established shrubs and trees and enclosed by a low line brick wall. The garden to the rear is enclosed by a mixture of red brick and flint walls and close boarded fencing. The split level rear garden is hard landscaped with paving. It also includes a large pond.









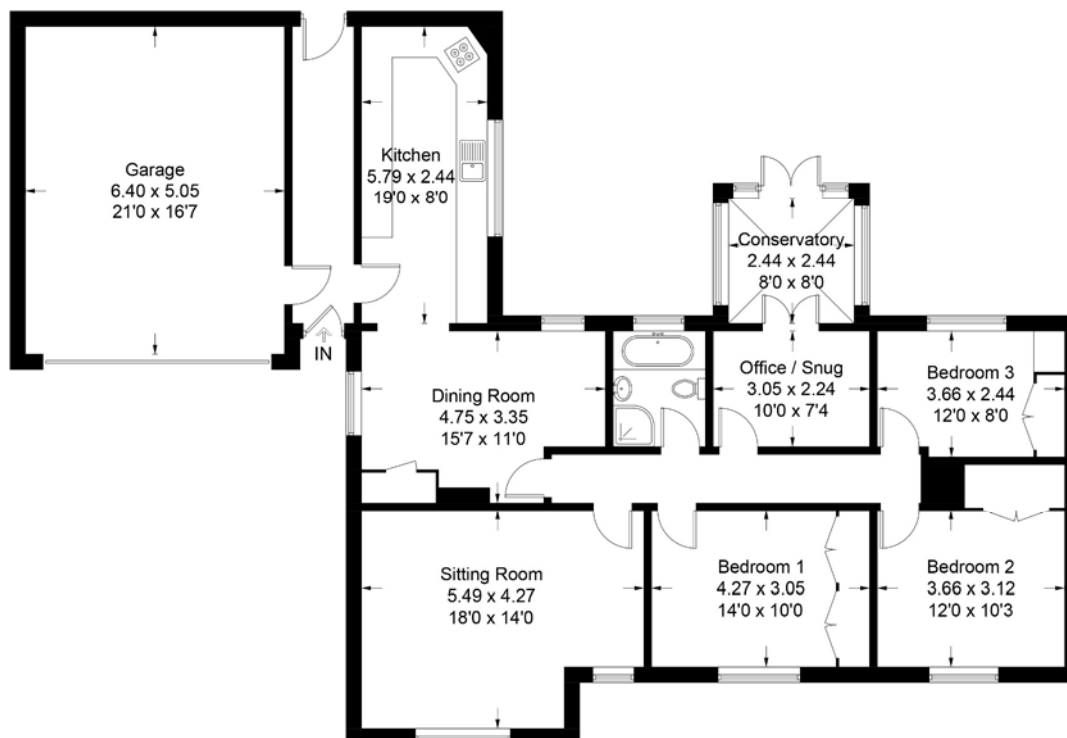






## 15 Rendham Road, Saxmundham

Approximate Gross Internal Area = 156.9 sq m / 1689 sq ft  
(Including Garage)



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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, electricity, gas and drainage. Gas fired central heating.

**Broadband** To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** = D (60) (copy available from the agents upon request)

**Council Tax** Band C; £1,947.75 payable per annum 2024/2025

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

**September 2024**





## Directions

Heading north on the A12 take the Saxmundham turning into Rendham Road (B1119). Continue along Rendham Road across the pedestrian crossing and the property will be found at the end of Rendham Road on the left hand side identified by a Clarke & Simpson For Sale board.

What3Words location: [///sunblock.drape.drive](https://www.what3words.com/sunblock.drape.drive)



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