

JENNIE JONES

EST.  1993

ESTATE AGENTS



HORNBEAM ROAD

Saxmundham | Suffolk

£1,250PCM

18 HORNBEAM ROAD, SAXMUNDHAM IP17 1FZ

**WELL PRESENTED TWO BEDROOM HOME WITH SOUTH
FACING GARDEN IN A CONVENIENT
SAXMUNDHAM LOCATION.**

Saxmundham Railway Station - 0.5 miles
Sizewell - 6 miles
Aldeburgh - 7 miles
Woodbridge - 12 miles

- Entrance Hall ● Cloakroom ● Kitchen / Dining Room ● Sitting Room ●
- 2 Bedrooms ● Family Bathroom ● South Facing Enclosed Garden ●





The Property

8 Hornbeam Road is a well presented two bedroom home, offering comfortable and practical accommodation, ideal for first-time buyers, investors or those seeking a low-maintenance property.

A front door opens into the entrance hall, with access to the cloakroom, kitchen and sitting room, together with stairs rising to the first floor. The kitchen is fitted with a range of base and wall units providing good storage and workspace, while the sitting room offers a pleasant living area with outlook to the rear garden.

On the first floor there are two bedrooms along with a family bathroom fitted with a bath, wash basin and WC.



Outside, the property benefits from an enclosed south facing garden, predominantly laid to lawn, providing a sunny and private space for outdoor seating and relaxation.

The Location

Hornbeam Road is situated within Saxmundham, a well served market town offering a range of everyday amenities including shops, supermarkets, cafés and pubs, together with a railway station providing links to Ipswich and London Liverpool Street.

The Suffolk Heritage Coast is within easy reach, with the popular coastal town of Aldeburgh nearby, along with Sizewell and a variety of countryside and coastal walks. Woodbridge lies a short drive away, offering a wider range of shopping and leisure facilities.

Services

Mains electricity, water water and gas. Gas heating. Double Glazing

Local Authority and Council Tax Band

East Suffolk Council - Council Tax Band TBC

EPC Rating

B

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