

*A charming two bedroom Victorian end of terrace period cottage in the popular market town of Saxmundham, just a short drive from the Heritage Coast.*

Guide Price  
£225,000 Freehold  
Ref: P7664/B

44 Albion Street  
Saxmundham  
Suffolk  
IP17 1BL



Sitting room, dining room, kitchen and ground floor bathroom.  
Two first floor bedrooms.  
Enclosed courtyard and further garden to rear.  
On-street parking.

Contact Us



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## Location

The property is located in the popular market town of Saxmundham, just a short drive from the Heritage Coast. The town offers a good selection of local shops, supermarkets (including Waitrose and Tesco), public houses and restaurants. There is also a medical centre and a railway station with daily trains via Ipswich through to London's Liverpool Street.

Within 3 miles of Saxmundham is Snape Maltings. As well as being home to Aldeburgh Music and the internationally renowned concert hall, hosting a wide range of concerts and festivals throughout the year, it also benefits from a number of bespoke retail outlets, including a well regarded food hall and interiors store, boutiques, antique centre, gallery, cafes and a pub, the Plough & Sail. Snape Maltings also hosts regular Farmers' Markets.

Suffolk's Heritage Coast, with the popular resorts of Southwold, Walberswick, Dunwich, Aldeburgh and Thorpeness, is within about 5 miles. The historic market town of Framlingham lies about 7 miles to the west where there are schools in both the state and private sector, along with further shopping facilities. The county town of Ipswich, with direct rail links to Norwich to the north and London to the south, is approximately 21 miles to the south-west.

## Description

44 Albion Street is a pretty two bedroom Victorian end of terrace house which has been well maintained and presents in good order. The property has well laid out accommodation over two storeys and has been extended to the rear by the previous owners. The property benefits from UPVC double glazing and gas-fired central heating.

The front door enters into the sitting room with window to the front and side. This is a light room with a red brick ornate fireplace, flanked by a cupboard to the side, wall mounted radiator, laminate style flooring and door through to the dining room. The dining room opens into the kitchen which has a glass door to the passageway that leads to the garden. It has ceramic tiled flooring. The kitchen has a matching range of fitted wall and base units, two windows to the side, roof light and a one and half bowl ceramic single drainer sink unit with mix tap over and tiled splashback. There is space and plumbing for a washing machine, dishwasher and appliances, a four ring electric hob with electric oven under and stainless steel extractor hood over. A door leads from here into the ground floor bathroom where there is a panel bath with mixer tap over and hand held shower attachment, close coupled WC and vanity basin with cupboard under and mixer tap over and tiled splashbacks. There is an obscure window to the side, extractor fan, heated towel radiator and ceramic tiled flooring.

From the sitting room there is a discrete staircase that leads to the first floor landing with wall mounted radiator, window to the rear and laminate style flooring. A door leads to the principal bedroom at the front of the property. This is a nice, light room with an ornate feature fireplace, laminate style flooring and access to the loft. Bedroom two is a single room with window to the rear and wall mounted radiator. A further door from the landing leads to the WC which has a close coupled WC, wall hung basin with mixer tap over, tiled splashback and ceramic style floors.

## Outside

The property is approached at the rear via access over the driveway to the property where there is further gated access to a pathway that leads to both the rear garden and the courtyard immediately behind the property and the neighbouring property of 44A.









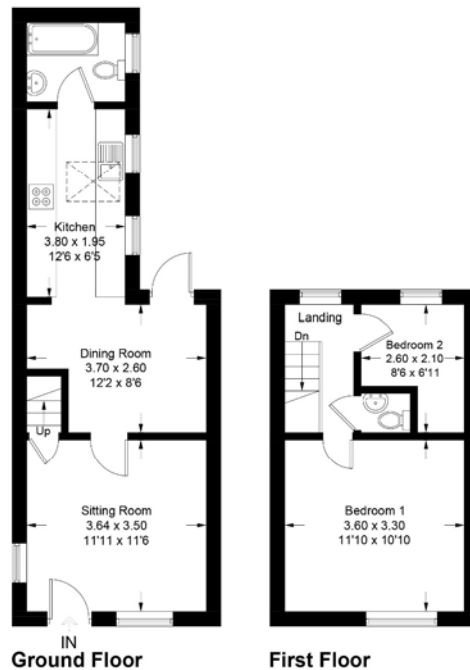






## 44 Albion Street, Saxmundham

Approximate Gross Internal Area = 57.4 sq m / 618 sq ft



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Produced for Clarke and Simpson

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

**Services** Mains water, drainage, gas and electricity serve the property.

**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** Rating = D (Copy available upon request)

**Council Tax** Band B; £1,785.97 payable per annum 2025/2026.

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 03330 162000

### 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.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

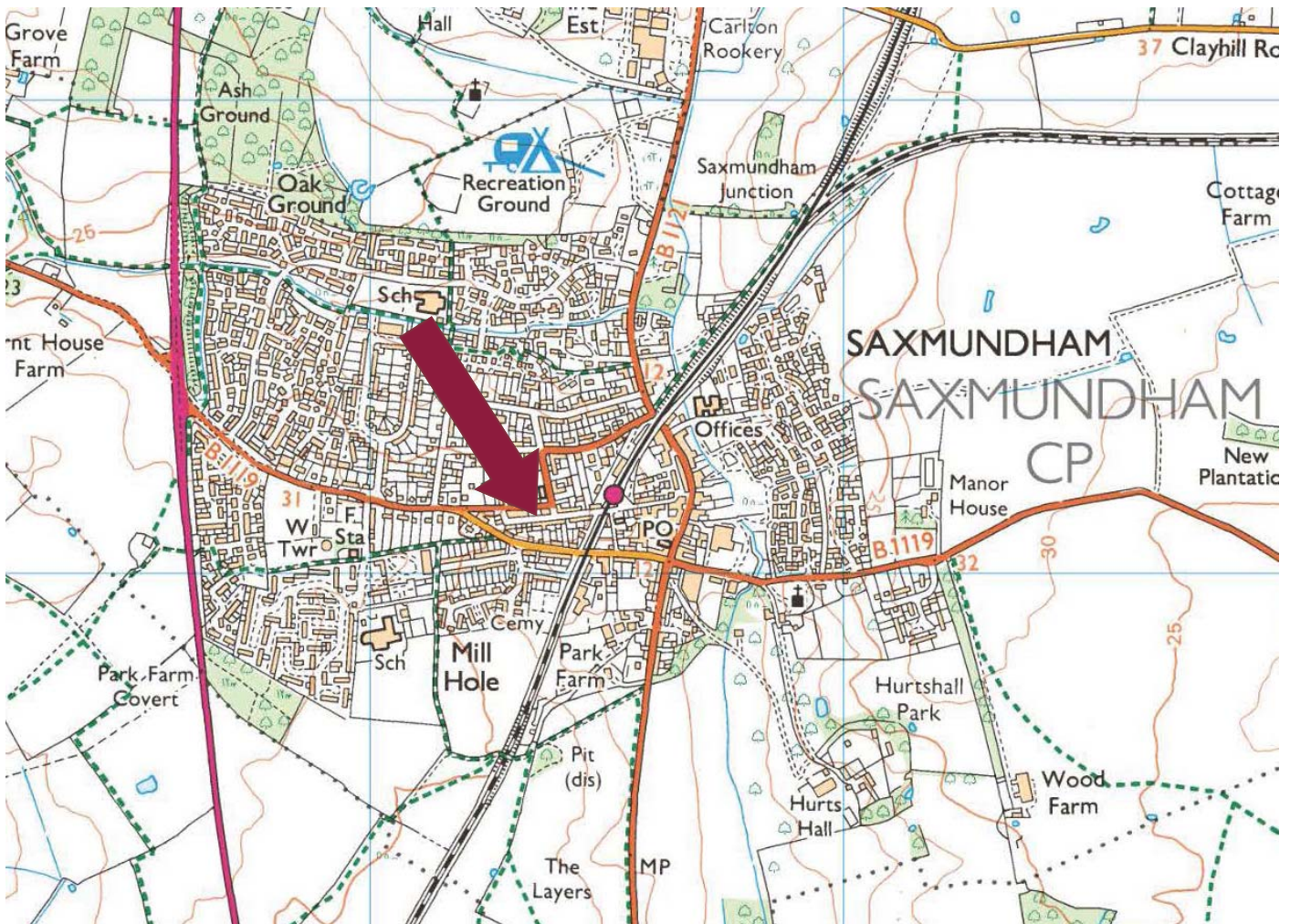
**August 2025**



## Directions

Leaving the agents office in Framlingham heading in the Saxmundham direction, passing through the villages of Sweffling and Rendham. At the A12 turn immediately right and immediately left entering Saxmundham on Rendham Road. Proceed down Rendham Road and into Chapel Road. Turn right into Albion Street and the property can be found just a short distance on the right hand side.

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