

EST.  1993

JENNIE JONES

ESTATE AGENTS



36 Lincoln Avenue, Saxmundham, Suffolk IP17 1BZ

GUIDE PRICE

£225,000

SUMMARY OF THE ACCOMMODATION

SITTING ROOM / DINING ROOM; KITCHEN; TWO BEDROOMS; STUDY / BOX ROOM; BATHROOM; GARDENS FRONT & REAR, OFF ROAD PARKING

THE PROPERTY

This deceptively spacious two-bedroom mid-terrace house is tucked away in a cul-de-sac within the popular market town of Saxmundham. The property has been well cared for and benefits from several recent improvements, including a new gas-fired combination boiler installed in 2019 and replacement UPVC double-glazed windows fitted in 2020. These upgrades contribute to the home's comfort and energy efficiency, making it ideal for first-time buyers, families, or investors alike.

The accommodation is arranged over two floors and includes an entrance hall leading to a spacious sitting/dining room with a characterful multi-fuel stove, perfect for cosy evenings. The kitchen is well-appointed and overlooks the rear garden. Upstairs, there are two good-sized bedrooms, a versatile study/box room/small bedroom ideal for home working or additional storage, and a modern family bathroom.

Outside the property enjoys both front and rear gardens, providing private outdoor space for relaxing or entertaining. To the front there a driveway providing off-road parking for two vehicles.

To appreciate the accommodation offered within an internal viewing is highly recommended.

LOCATION

Saxmundham offers a wide range of amenities including Tesco and Waitrose supermarkets, a health centre, schools, and a railway station with direct services to London Liverpool Street. The town is perfectly placed for exploring the stunning East Suffolk coastline, much of which is designated as an Area of Outstanding Natural Beauty. Local attractions include the RSPB reserve at Minsmere, historic castles at Framlingham and Orford, and the charming coastal towns of Southwold and Aldeburgh — the latter famed for its music festival and cultural events held at Snape Maltings.

LOCAL AUTHORITY

East Suffolk Council,.

COUNCIL TAX BAND: = A

SERVICES:

We understand that mains water, electricity and drainage are connected. Gas Heating.

TENURE: Freehold

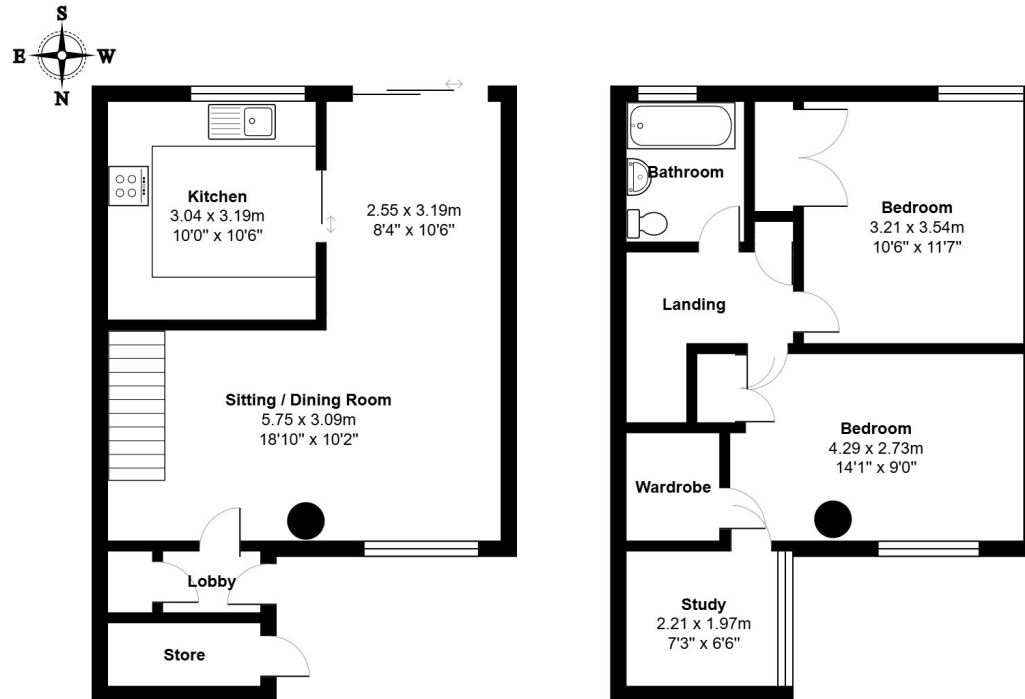
VIEWING

By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING: = C



Total Area: 83.8 m² ... 902 ft²

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









