

JENNIE JONES

EST. 1993

ESTATE AGENTS



POST OFFICE ROAD

Knodishall | Suffolk

£120,000

2 POST OFFICE ROAD, KNODISHALL, SAXMUNDHAM, IP17 1UG

A CHARMING SUFFOLK COTTAGE WITH HUGE POTENTIAL

Saxmundham – 4 miles

Aldeburgh – 4 miles

Sizewell – 3 miles

● FOR SALE BY AUCTION ●

- Sitting Room ● Kitchen ● One Bedroom
- Family Bathroom ● Enclosed Garden ● Small Outbuilding





LOT: 58
2 Post Office Road, Knodishall, Saxmundham,
Suffolk, IP17 1UG

REFURBISHMENT OPPORTUNITY: ONE BEDROOM
MID-TERRACE COTTAGE IN A POPULAR VILLAGE IN
NEED OF MODERNISATION AND IMPROVEMENT

A charming one-bedroom cottage offering an exciting opportunity for renovation and improvement, tucked away within the popular village of Knodishall. It is considered that the property once improved would be a popular choice for homebuyers due to the popular village location.

Guide Price
£120,000 * PLUS FEES

Tenure
Freehold

Accommodation

The accommodation comprises a sitting room to the front aspect, leading through to a kitchen/dining room overlooking the rear garden. To the first floor is a generous double bedroom and bathroom accessed from the landing.

Entrance

Sitting Room - 7'10 x 12'10

Kitchen/Diner - 11'2 x 12'10

First Floor Landing

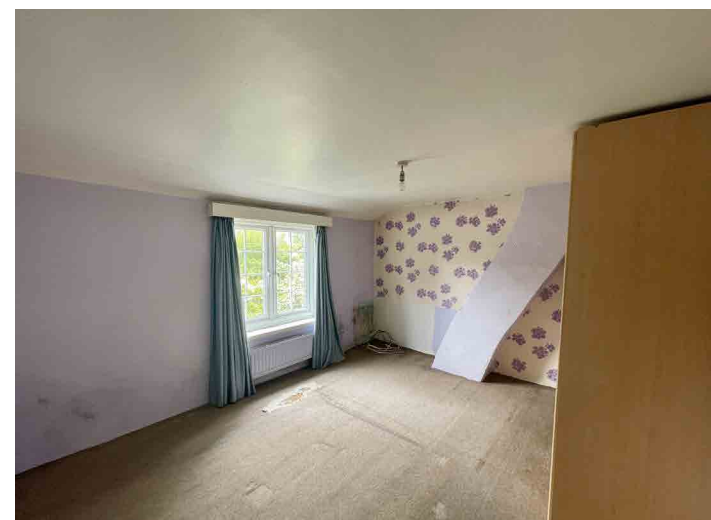
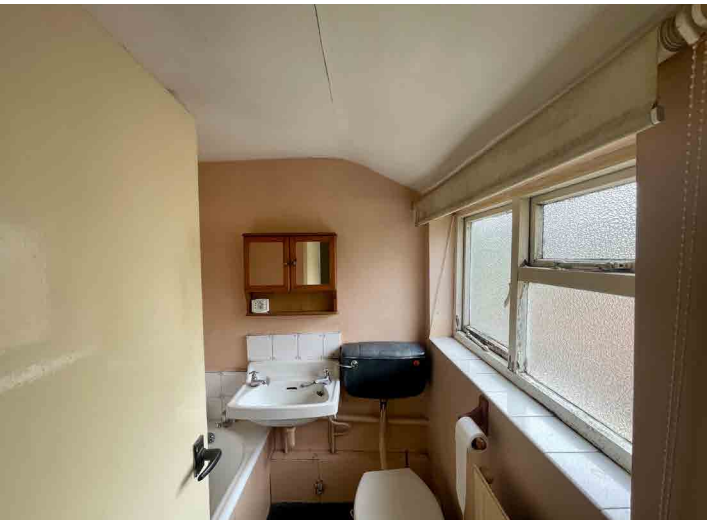
Bedroom - 10'5 x 12'10

Bathroom/WC

N.B.

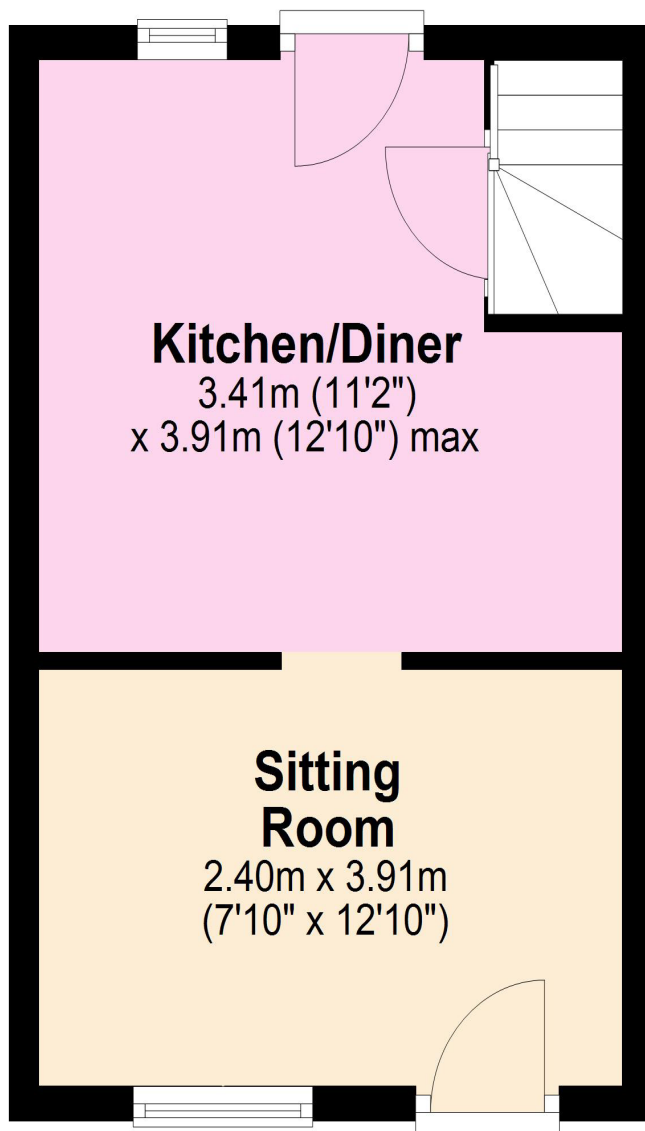
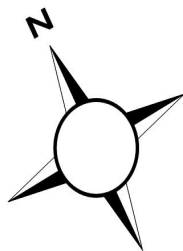
Outside, the property enjoys both front and rear gardens, with the rear courtyard garden benefiting from a useful brick built shed/store.

EPC Rating
D



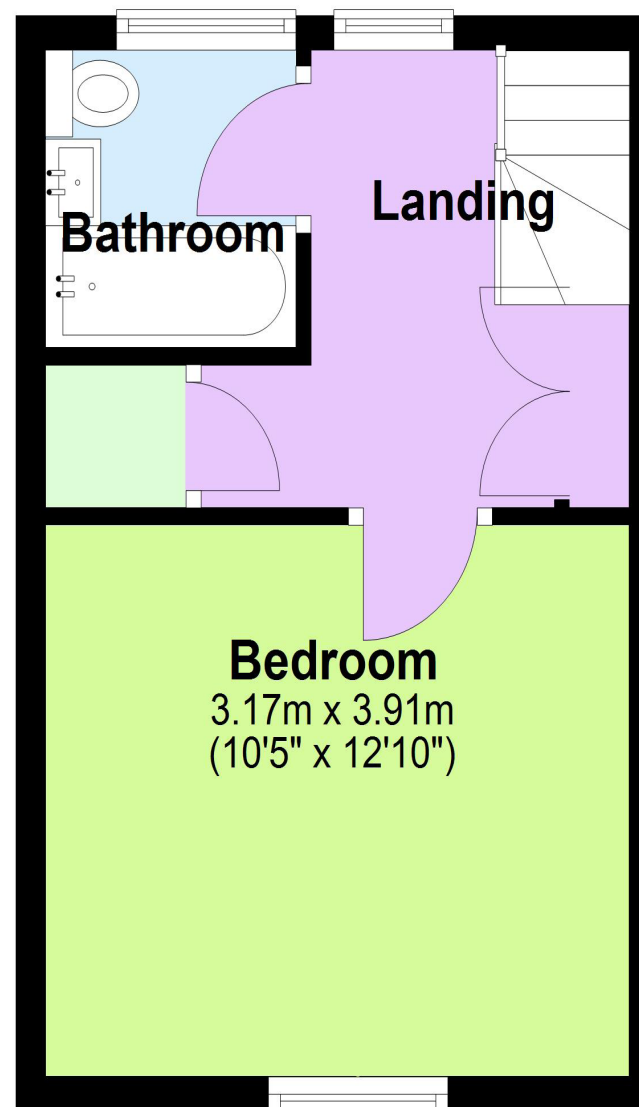
Ground Floor

Approx. 23.1 sq. metres (248.3 sq. feet)



First Floor

Approx. 23.1 sq. metres (248.3 sq. feet)



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OnTheMarket



Total area: approx. 46.1 sq. metres (496.6 sq. feet)