



## Saxmundham, Suffolk

Guide Price £240,000

- Two / Three Bedrooms
- Front, Rear & Side Gardens
- Gas Central Heating
- Kitchen & Utility Room
- Bathroom & Cloakroom
- EPC -
- Off Road Parking
- Large Living Room & Summer Room

# Lincoln Avenue, Saxmundham

Saxmundham lies conveniently places about seven miles inland from the Suffolk Heritage Coastline at the pretty and unspoilt seaside town of Aldeburgh and about 25 miles north of the county town of Ipswich. For those with a leisure interest in mind, the area abounds with opportunities including nearby Saxmundham Sports Club, bird watching at the renowned RSPB Minsmere Reserve, walking in the areas of woodlands and forests at Dunwich and Rendlesham and cycling on the local leafy lanes. For music lovers the Snape Maltings Concert Hall is but a short drive away as is the Ricer Alde which provides some of the prettiest sailing waters on the East Coast.



Council Tax Band: B



## Tenure

Freehold

## Outside

The property benefits from off-road parking via a private driveway, along with well-maintained front, side, and rear gardens. Additional land has been incorporated, offering excellent potential for future extension (subject to the necessary permissions). The rear garden also features a useful storage shed and gated access to the parking area.

## Entrance Hallway

A bright and welcoming entrance hall providing access to the cloakroom, utility room, kitchen, and living room.

## Living Room / Dining Area

A spacious and inviting open-plan living and dining area, filled with natural light from newly installed double-glazed windows, creating a warm and airy atmosphere.

## Summer Room

An attractive additional reception space featuring sliding doors that open onto the garden, ideal for relaxing or entertaining.

## Kitchen

A well-appointed kitchen fitted with a range of base and eye-level units. A double-glazed window above the sink offers pleasant views over the rear garden.

## Utility Room

A practical space with plumbing for white goods and a door providing direct access to the rear garden.

## Cloakroom

Convenient ground floor cloakroom comprising a WC and wash basin.

## First Floor Landing

Provides access to all bedrooms and the family bathroom. Includes a large storage cupboard housing the gas combination boiler, an additional storage cupboard, and loft access.

## Master Bedroom

A generously sized double bedroom with built-in wardrobes and a large, newly replaced double-glazed window overlooking the garden.

## Bedroom Two

Originally a two-bedroom property, this home has been thoughtfully reconfigured to create a third bedroom. This room benefits from newly replaced double-glazed windows and can comfortably accommodate a double bed.

## Bedroom Three/ Office

A versatile single room, currently used as an office. (Please note: this room does not currently have a window.)

## Bathroom

Fitted with a bath, WC, wash basin, and heated towel rail. A frosted double-glazed window provides natural light while maintaining privacy.

## SERVICES

Mains Gas, Water, Electricity & Sewage

## Viewing

Please contact Flick & Son, Ashford House, High Street,

Saxmundham, IP17 1AB for an appointment to view.  
Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk)  
Tel: 01728 633777

### Outgoings

Council Tax Band Currently B



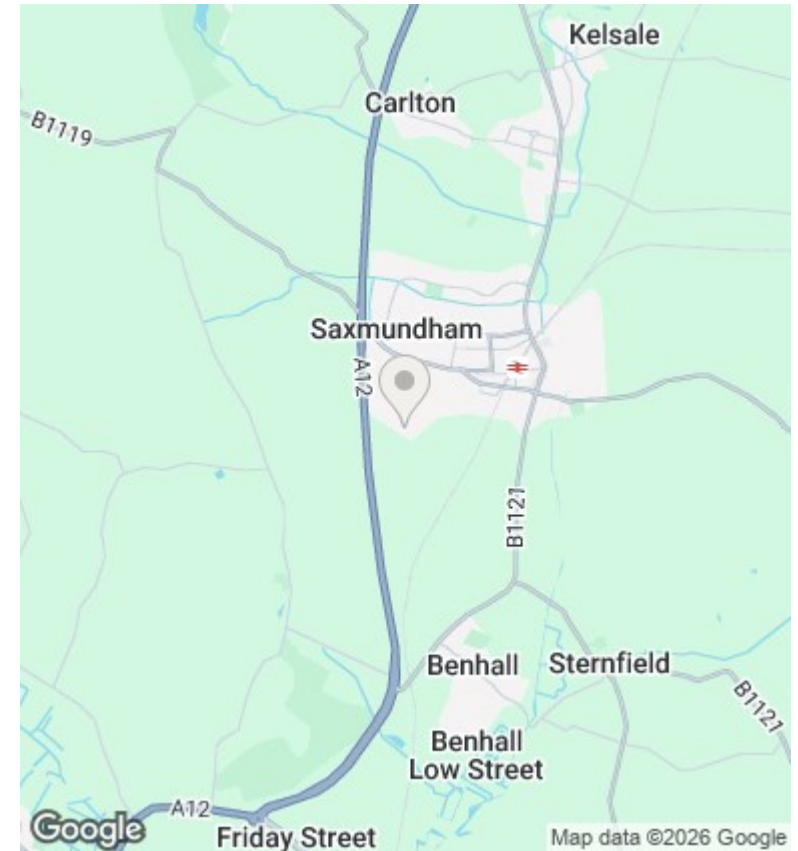


### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)