

## lot 2

## address:

30 Lincoln Avenue,  
Saxmundham IP17 1BZ

## \*guide price:

**£120,000 - £140,000**

## tenure:

Freehold

## open viewing:

Thu 19 Nov 12:00 - 13:00  
Sat 21 Nov 12:00 - 13:00  
Tue 24 Nov 13:00 - 14:00

## solicitor:

Ms Katie Barker  
Birketts LLP  
24-26 Museum Street  
Ipswich  
IP1 1HZ

EPC: D

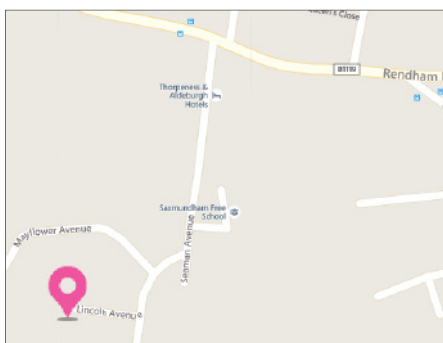
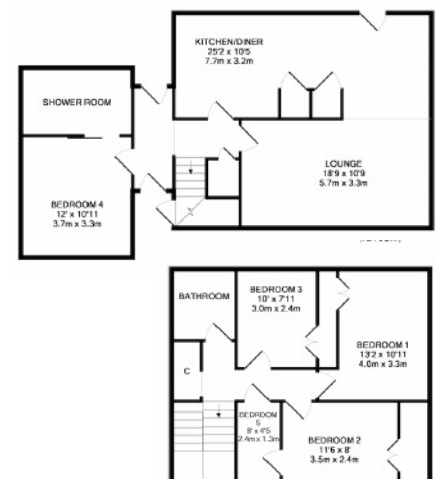


## 4/5 bed link-detached house... needs modernisation

This very sizeable link-detached family home is situated in a good residential area on the fringe of the market town of Saxmundham, where a wide range of local facilities can be found together with easy access to the Heritage Coast and A12 main trunk road.

The property benefits from oil fired central heating (n/t), uPVC double glazing and provides 4/5 bedroom accommodation over 2 floors with ample scope for improvement or reconfiguration into a well-proportioned 5 bed home.

In our opinion, this property presents an ideal opportunity for the DIY enthusiast, owner-occupier or local investor.



*\* for definition, please refer to  
"auction notes" on page 3*