

LOT 45

Charming period character cottage

Mill Cottage, Mill Road, Saxmundham, Suffolk IP17 1DS

DESCRIPTION: Period cottage occupying a convenient position with Saxmundham town centre, offering many original features including exposed beams

ACCOMMODATION:

Ground floor: Entrance porch, two reception rooms, study/bedroom three, kitchen/breakfast room, inner lobby, utility/shower room.

First floor: Landing, two bedrooms, bathroom.

Exterior: Front shingled parking and side courtyard garden.

TENURE: Freehold.

VENDOR'S SOLICITORS: Kester Cunningham John, Beacon House, Kempson Way, Suffolk Business Park, Bury St Edmunds, Suffolk IP32 7AR, tel: 01284 732101, attention of Mr T Ball.

VIEWING: By arrangement with the Auctioneers: William H Brown, 26 Market Hill, Framlingham, Woodbridge, Suffolk IP13 9AN, tel: 01728 723923



Guide Price - £130,000 - £140,000

PLEASE REFER TO THE GENERAL CONDITIONS OF SALE APPLICABLE TO THIS LOT