



The Round House, 362 High Street, Felixstowe, Suffolk, IP11 9QJ

**£160,000 FREEHOLD**

**DIAMOND**

**MILLS**

*Established 1908*

**Rare to the market, a Grade II listed hexagonal detached property around 3 miles from the town of Felixstowe with good access to the A14. The property now requires restoration. The accommodation comprises: lounge with fireplace, kitchen/diner, utility room and cloakroom on the ground floor. There are 4 bedrooms and a bathroom on the first floor and we believe there may be potential to reconfigure the bedrooms for better functionality. The property further benefits from off road parking and a detached garage. Priced for the auction market, we believe this to offer as a strong speculative refurbishment project, or an unusual home by the sea.**

**Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000.**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

**Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

### **PORCH**

### **LIVING ROOM**

15' 9" x 12' 3" (4.8m x 3.73m) av. The focal point of the room is a pretty little cast iron fireplace. Two radiators. Door to staircase.

### **KITCHEN/DINER**

15' x 9' (4.57m x 2.74m) plus recess With some fitted wall and base units and an inset stainless steel sink unit with single drainer. The gas fired boiler is in the kitchen. Radiator. External door and door to the utility room.

### **UTILITY**

With Belfast sink unit and radiator.

### **CLOAKROOM**

With low level WC.

### **BEDROOM**

14' x 12' (4.27m x 3.66m) av. Radiator.

### **BEDROOM**

12' 6" x 6' (3.81m x 1.83m) av. Radiator.

### **BEDROOM**

10' 6" x 8' 9" (3.2m x 2.67m) Radiator.

### **BEDROOM**

13' x 10' 9" (3.96m x 3.28m) av. Radiator.

### **OUTSIDE**

There are enclosed gardens around the house. However, the boundary to the property extends beyond the fencing as far as the hedging.

The drive providing off road parking leads in to the single garage to the North West.

### **AGENTS NOTE**

Many of the rooms are an irregular shape so some of the room sizes are average measurements.

### **COUNCIL TAX BAND**

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### **ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is E(54) with a potential of B(84) which is valid until March 2033

### **AGENTS NOTE**

**DIAMOND MILLS & CO.** have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

### **VACANT POSSESSION ON COMPLETION**

### **VIEWING**

By prior appointment with the vendors agents - **DIAMOND MILLS & CO. (01394) 282281.**







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