

## Summary

2 Bedroom semi detached home offering flexible accommodation, Boasting a conservatory, a delightful rear garden, and convenient off-road parking, this property is available with no onward chain.

## Description

### Approximate Room Sizes

**ENTRANCE HALL:** Large storage cupboard. Door to:

**BATHROOM:** 6' 0'5" x 5' 07" (1.83m x 1.7m)

Low level flush WC, pedestal wash hand basin, paneled bath with mixer tap.

**LOUNGE/DINER:** 16' 01" x 9' 07" (4.9m x 2.92m) Doors leading to conservatory.

**KITCHEN:** 9' 6" x 5' 6" (2.91m x 1.70m) 1 1/2 bowl stainless sink unit with cupboard under. Matching base and wall mounted units. Space for under counter fridge. Space for washing machine.

**BEDROOM TWO:** 7' 07" x 9' 07" (2.31m x 2.92m)

**CONSERVATORY:** 6' 04" x 5' 07" (1.93m x 1.7m)

Doors to rear garden

**BEDROOM ONE:** 15' 2" x 11' 8" (4.64m x 3.57m)

**GARDENS:** The front of the property offers a small front garden with a range of shrubs and provides off road parking via a drive way. A gate leads to the rear garden which is laid mainly to lawn, variety with established flower beds and shrubs . Patio area. Timber shed.

**AUCTIONEER'S COMMENTS:** This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Services – Mains Gas, Water & Electricity.

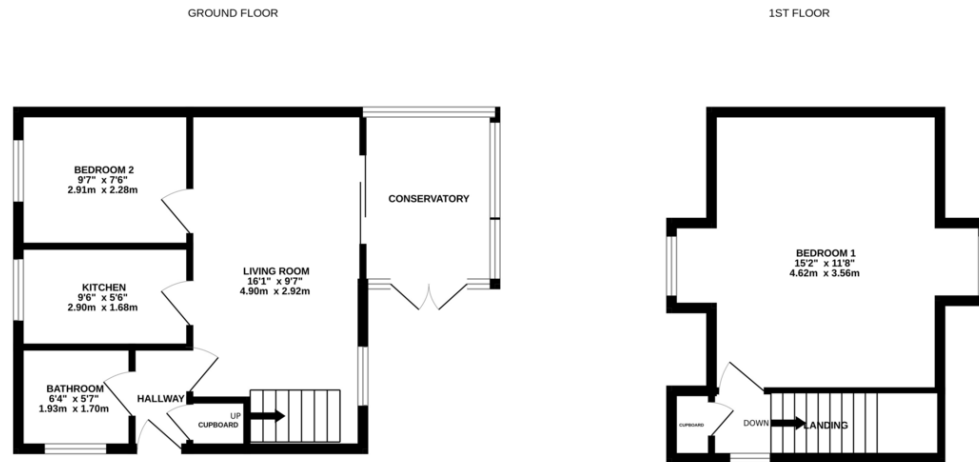
Post Code – IP7 5SE

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





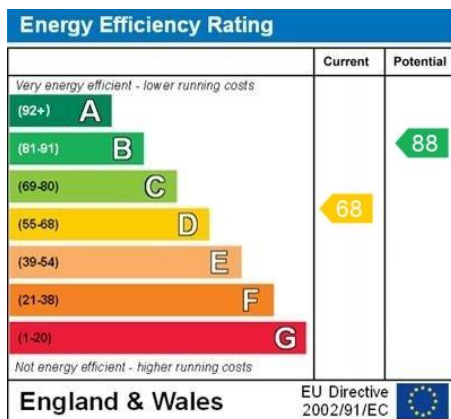
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Measure 02/24



If you would like to speak to one of our mortgage advisors call now – 01787 468400



Your home may be repossessed if you do not keep up repayments on your mortgage.



**Contact Details**  
 6 King Street, Sudbury, Suffolk, CO10 2EB  
 Tel: 01787 468400  
 Email: sudbury@bychoice.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

## Aylward Close | Hadleigh | IP7 5SE

2 Bedroom semi detached home offering flexible accommodation, Boasting a conservatory, a delightful rear garden, and convenient off-road parking, this property is available with no onward chain.

**Auction Guide Price £180,000**

- Flexible accommodation
- 2 Bedrooms
- Conservatory
- Sought After location
- Rear Garden & Parking
- For Sale by Modern Auction – T & C's apply