



# Ferry Corner

West Row, IP28

By auction £260,000

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## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.  
Starting Bid £260,000

This impressive and UNIQUE CHARACTER HOME is available with NO ONWARD CHAIN and enjoys a popular VILLAGE LOCATION within West Row. The house offers versatile accommodation and would make a superb FAMILY HOME!

Downstairs the house comprises a superb OPEN PLAN living space which incorporates a cottage style kitchen, DINING ROOM and lounge. There are stunning exposed beams throughout in addition to a feature fireplace in both the dining room and lounge, whilst the kitchen includes the pellet stove central heating system. The kitchen includes a 1.5 bowl butler sink as well as ample space for a fridge freezer, dishwasher and cooker with extractor hood over as well as wall and base level units.

There is also a useful UTILITY/ laundry room with further space for appliances as well as a modern downstairs shower room comprising W.C, wash hand basin, heated towel rail and a shower cubicle. The downstairs accommodation is concluded by an office/ outbuilding which overlooks the generous garden.

Upstairs the house includes an expansive hallway which includes an airing cupboard housing the hot water cylinder. There are four bedrooms in addition to a CONTEMPORARY FAMILY BATHROOM which comprises W.C, wash hand basin, heated towel rail, bath and separate shower cubicle.

Outside the house enjoys an attractive and generous sized garden which is laid to lawn, as well as driveway off street parking for 2 - 3 vehicles. There is a patio area which is ideal for seating/ entertaining as well as two useful storage sheds.

West Row is a sought after Suffolk village, situated approx 2 miles from Mildenhall Town, which offers a multitude of amenities such as Judes Ferry public house alongside the River Lark as well as a post office/ general store, fish and chip shop and a village hall.

## Measurements

Lounge - 20'08" max x 13'05" max

Dining Area - 13'06" max x 10'07" max

Kitchen - 13'05" max x 11'05" max

Office/ Outbuilding - 14'09" x 8'05"

Downstairs Shower Room - unable to obtain

Bedroom - 13'05" max x 11'10" plus recess at door

Bedroom - 11'00" x 9'08"

Bedroom - 9'09" x 8'00"

Bedroom - 9'08" x 7'09"

Family Bathroom - 9'06" x 7'01"

Laundry/ Utility Room - 12'06" max x 11'05" max

## Agents Note

Council Tax Band - West Suffolk, E.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

## Auctioneers Comments

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.

Tel: 01842 818282

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.

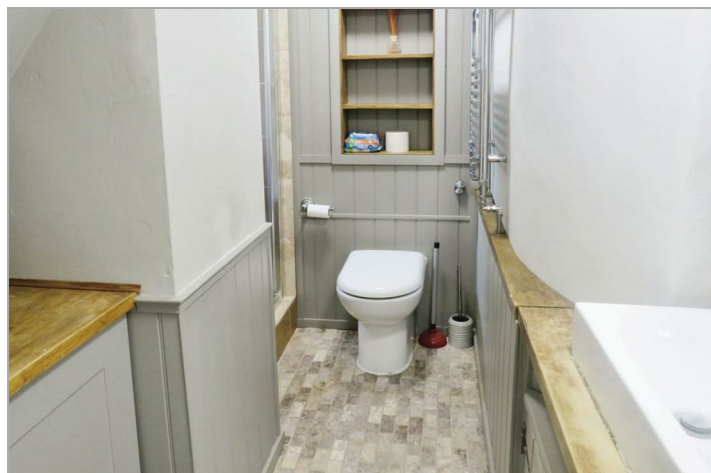
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

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.

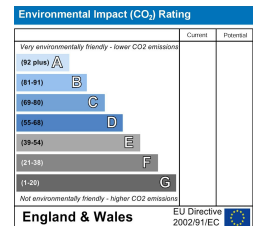
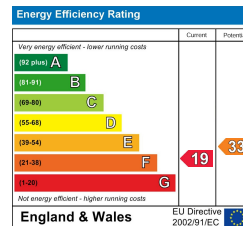
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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