



**Church Meadow, Rickinghall Diss IP22 1HF**



**welcome to**

## **Church Meadow, Rickinghall Diss**

**\*\*NO ONWARD CHAIN\*\*** Situated in the desirable village of Rickinghall is this 3 bedroom semi-detached house which is in need of modernisation throughout. The property benefits from two reception rooms, kitchen with utility area and off road parking. This property is for sale by iamsold Ltd.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of ?6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Agents Note**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

### **Location**

Situated in the desirable and ever popular village of Rickinghall, which is linked to Botesdale, both offering an excellent range of local amenities including a health centre, supermarket, fish and chip shop, Chinese takeaway, church, primary school and a choice of public houses. The market town of Diss is approximately 6 miles away with a full range of daily amenities including banking, shopping and a weekly market. Diss also benefits from a mainline train station with regular and direct links to Norwich and London.

### **Accommodation**

#### **Entrance Hall**

Front aspect door, dual aspect double glazed windows, carpet, stairs leading to the first floor and doors to;

#### **Lounge**

11' 9" Into Recess x 17' ( 3.58m Into Recess x 5.18m )  
Dual aspect double glazed windows, storage heater, carpet, fireplace with electric fire, tv and telephone points. Door leading into the kitchen.





### Dining Room

11' 10" Into Recess x 9' 4" ( 3.61m Into Recess x 2.84m )  
Front aspect double glazed window, storage heater and wooden effect flooring.

### Kitchen

15' 3" x 7' 5" ( 4.65m x 2.26m )  
Dual aspect double glazed windows and rear aspect double glazed door leading out to the cloakroom and utility room. Fitted kitchen with wall and base units, stainless steel sink and drainer, work surfaces, tiled splash back, wooden effect flooring and space for white goods.

### Cloakroom

Side aspect double glazed window, high flush wc and wash hand basin with tiled splash back.

### Utility Room

7' x 6' 5" ( 2.13m x 1.96m )  
Side aspect double glazed window, concrete flooring and space for white goods.

### Landing

Rear aspect double glazed window, loft hatch, carpet and storage heater. Doors to;

### Bedroom One

11' 5" x 11' 9" Into Recess ( 3.48m x 3.58m Into Recess )  
Front aspect double glazed window, carpet and over the stairs storage cupboard.

### Bedroom Two

10' 8" Plus Recess x 9' 2" ( 3.25m Plus Recess x 2.79m )  
Front aspect double glazed window, carpet and over the stairs storage cupboard.

### Bedroom Three

8' 10" x 7' 9" ( 2.69m x 2.36m )  
Rear aspect double glazed window, carpet and built in storage cupboard.

### Shower Room

Rear aspect double glazed window, wc, wash hand basin, walk in shower cubicle, part tiled walls and extractor fan.

### Outside

To the front of the property is laid to lawn are enclosed via mature hedging with gated access leading to the rear of the property where is also mainly laid to lawn with mature planted flower beds, green house, and off road parking for one vehicle.

### Services

Mains Electricity  
Mains Water  
Mains Drainage

### Council Tax Band: B



**view this property online** [williamhbrown.co.uk/Property/DSS110462](http://williamhbrown.co.uk/Property/DSS110462)



welcome to

## Church Meadow, Rickinghall Diss

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- **\*\*NO ONWARD CHAIN\*\***
- Semi-Detached House Situated In A Village Location
- Kitchen With Separate Utility Room & Two Reception Rooms
- Three Bedrooms And Family Bathroom
- Enclosed Front & Rear Gardens, Off Road Parking For One Vehicle

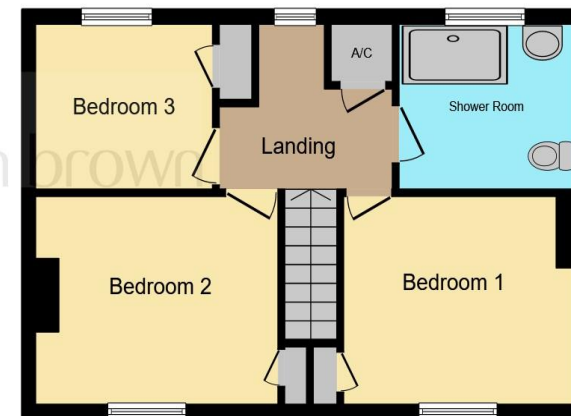
Tenure: Freehold EPC Rating: F

guide price

**£220,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

view this property online [williamhbrown.co.uk/Property/DSS110462](http://williamhbrown.co.uk/Property/DSS110462)



Property Ref:  
DSS110462 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**01379 644719**



[Diss@williamhbrown.co.uk](mailto:Diss@williamhbrown.co.uk)



1 Navire House Mere Street, DISS, Norfolk,  
IP22 4AG



[williamhbrown.co.uk](http://williamhbrown.co.uk)