



**The Surgery Church Hill, Hoxne Eye IP21 5AT**



**welcome to**

## **The Surgery Church Hill, Hoxne Eye**

A great opportunity to acquire a one bedroom single storey Grade II listed semi detached cottage, formally a school room, located in a sought after location in Hoxne. The property obtains the original features including arched windows overlooking the generous garden.

### **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.

### **Location**

Church Hill is in the heart of Hoxne village and is a delightful rural hamlet within easy reach of all parts of the country and on the door step of some of north Suffolk's rolling countryside. Hoxne is a thriving village that offers a post office, local shop, primary school, as well as a public house, The Swan. The nearby towns of Eye and Diss provide everything for your daily needs. There are frequent mainline trains to London Liverpool Street station from Diss.

### **Accommodation Kitchen**

11' 6" x 15' 10" ( 3.51m x 4.83m )  
Front aspect glazed window and door. Fitted kitchen with wall and base units, inset sink, loft hatch, electric cooker with hob, original tiled flooring, integrated appliances including fridge/freezer and washing machine. Doors to;

### **Lounge**

10' 7" x 18' ( 3.23m x 5.49m )  
Dual aspect glazed windows, rear aspect stable door leading our into the rear garden, original tiled flooring, radiator, tv and telephone points.

### **Bedroom**

7' 1" x 10' 6" ( 2.16m x 3.20m )  
Side aspect glazed window, original tiled flooring and radiator.

### **Bathroom**

Front aspect glazed window, wc, wash hand basin, fully plumbed shower with rainfall shower head and additional shower, fully tiled walls, extractor fan, heated towel rail and original tiled flooring.

### **Outside**

Embracing the outdoors, this enchanting garden boasts a blend of functional spaces and natural beauty. At its heart lies a patio and shingled area, providing an expansive space for outdoor entertainment and relaxation. Whether hosting gatherings or simply enjoying a morning coffee, the large patio offers ample room for seating arrangements and al fresco dining. Beyond the patio, a large lawn area stretches out with planted shrubs and raised flowers beds.

### **Services**

Mains Electricity  
Mains Water  
Mains Drainage  
Oil Fired Central Heating

### **Council Tax Band: A**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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**The Surgery Church Hill,  
Hoxne Eye**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Grade II Listed Cottage Situated In A Village Location
- Private Wrap Around Garden

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

guide price

**£165,000**



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Property Ref:  
DSS111460 - 0003

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