

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, jamsold 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" \times 10' 6" (2.16m \times 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

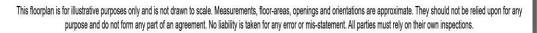
Embracing the outdoors, this enchanting garden boasts a blend of functional spaces and natural beauty. At its heart lies a patio and shingled area, providing an expansive space for outdoor entertainment and relaxation. Whether hosting gatherings or simply enjoying a morning coffee, the large patio offers 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









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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 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 quidance 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.

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