



Chapel Road, Otley, IP6 9NT



welcome to

Chapel Road, Otley

A three bedroom semi-detached house, in need of modernisation and with potential for further expansion (STPP) set within a generous plot, in the desirable village of Otley.

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 £300 inc VAT towards the preparation cost of the pack.

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

Otley is a village and civil parish in the East Suffolk district, in the English county of Suffolk. It is around 7 miles (11 km) north-east of Ipswich. The B1079 road runs through the village, meeting the B1078 to the south of the parish at Otley Green. The village has a number of amenities, including a shop, public house, village hall, doctor's surgery and two churches along with Otley Hall a 15th-century Grade I listed house which offers visits to both their gardens and popular cafe, Marthas Barn.

Accommodation

Entrance Hall

Double glazed entrance door into hallway with carpeted flooring and access into:-

Living Room

15' 9" x 11' 10" (4.80m x 3.61m)
Double glazed windows to front and rear aspects, radiator and picture rail surround.

Kitchen, Dining Room

16' 9" max x 15' 9" (5.11m max x 4.80m)
Base and eye level units with adjoining worktop, integrated Neff oven and electric hob with extractor hood over, space for fridge/freezer and washing machine, ceramic one and a quarter sink with mixer tap over, boiler, tiled splashbacks, radiator, double glazed window to front aspect and double glazed French doors to side.

Bathroom

Three piece suite comprising of enclosed shower, low level WC and pedestal wash hand basin. Part tiled walls, radiator and obscure double glazed window to rear aspect.





Rear Hallway

Radiator, stairs to first floor and double glazed door to rear garden.

Landing

Carpeted flooring, radiator and double glazed window to front aspect.

Bedroom One

15' 10" x 12' 1" (4.83m x 3.68m)
Storage cupboard, radiator and dual aspect double glazed windows to front and rear.

Bedroom Two

14' 9" x 7' 7" (4.50m x 2.31m)
Storage cupboard, radiator and dual aspect double glazed windows to side and rear.

Bedroom Three

8' 11" x 8' 8" (2.72m x 2.64m)
Airing cupboard, radiator and double glazed window to front aspect.

Outside

Front Garden

Hedge and fence enclosed, mostly laid to lawn with space for off road parking, various trees and shrubs.

Rear Garden

A generous plot, fence enclosed with multiple sheds, two greenhouses, lawn with mature trees and shrubs throughout, with generous space to the side currently featuring an orchard.



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Chapel Road, Otley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Generous Side & Rear Plot
- Potential To Improve & Extend (STPP)

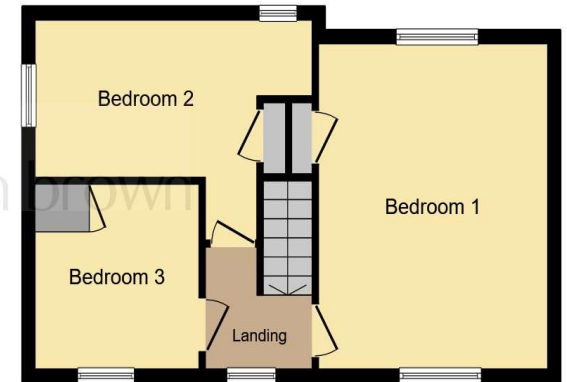
Tenure: Freehold EPC Rating: Awaited

guide price

£260,000



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

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Property Ref:
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