



Sanderling Close, Mildenhall IP28 7LE

welcome to

Sanderling Close, Mildenhall Bury St. Edmunds

AUCTION ENDING: Wednesday 26th November at 2pm - A semi-detached house located within a popular residential area within walking distance to the town and it's amenities requiring general updating and improving throughout and offered to the market with no onward chain.

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.





Entrance Hall

With cupboard housing boiler, stairs to first floor with under stair storage alcove and doors to:

Cloakroom/W.C

With low level w.c, wash hand basin and double glazed window to front.

Kitchen

11' 4" max x 10' 4" max (3.45m max x 3.15m max)

With a fitted range of base units and drawers with work surfaces over to three sides, matching wall units, space for cooker with extractor over, spaces for washing machine and dishwasher, double glazed window to front aspect, double glazed door to side and door to:

Lounge/Diner

21' 7" x 10' 3" (6.58m x 3.12m)

With double glazed window to rear aspect, French doors opening to rear garden and door returning entrance hall.

First Floor Landing

With airing cupboard, loft access and doors to:

Bedroom One

11' 2" x 10' 5" max (3.40m x 3.17m max)

With built in wardrobe and double glazed window to rear aspect.

Bedroom Two

10' 4" x 10' 1" (3.15m x 3.07m)

With built in wardrobe and double glazed window to rear aspect.

Bedroom Three

9' 4" x 7' (2.84m x 2.13m)

With built in wardrobe and double glazed window to front aspect.

Bathroom

Fitted with a coloured suite comprising bath tub with electric shower over, pedestal wash hand basin, part tiled and double glazed window to front.

Separate W.C.

With low level w.c and window to front.

Outside

To the front of the property is a driveway leading to the attached garage with the remainder being laid to lawn with a selection of shrubs and plants. Gated access to the side leads to the rear garden which is predominantly laid to lawn with a selection of shrubs and plants.

Garage

15' 9" x 7' 1" (4.80m x 2.16m) With metal up and over door, personal door to side.



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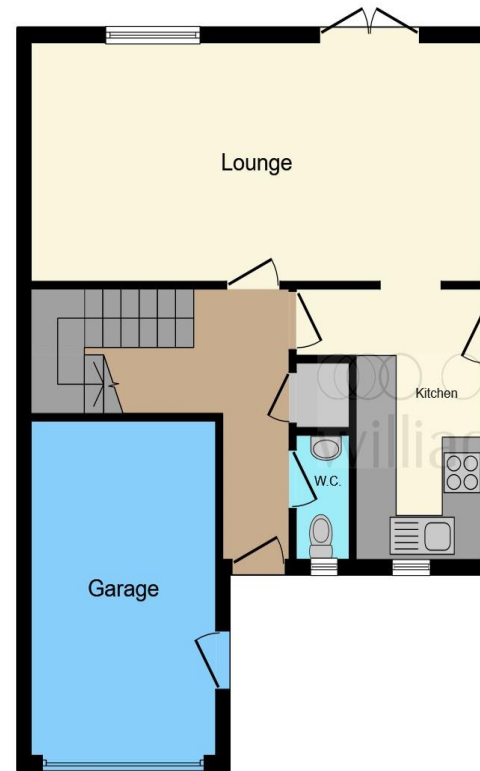
Sanderling Close, Mildenhall

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-Detached House
- Three Bedrooms

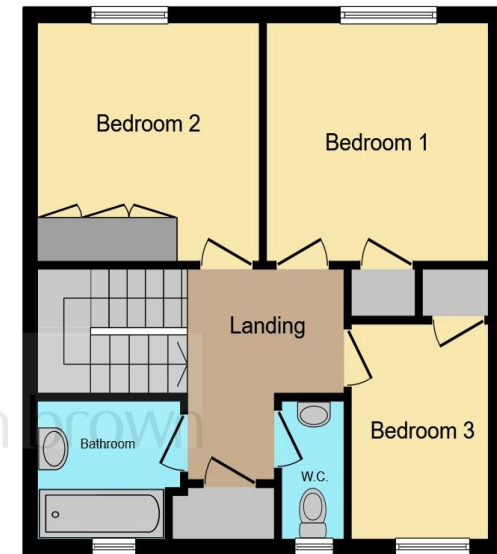
Tenure: Freehold
EPC Rating: E
Council Tax Band: C

guide price

£170,000



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:
MDH108463 - 0005

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