



Rookery Green, Beck Row Bury St. Edmunds IP28 8EE

welcome to

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FOR SALE BY AUCTION ON TUESDAY 10TH MARCH 2026 AT THE DE VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT QUEEN STREET, COVENT GARDEN, LONDON WC2B 5DA - Three bedrooms link detached house requiring updating throughout.

Entrance Hall

With radiator, stairs leading to first floor and door to:

Cloakroom/W.C.

Fitted with a suite comprising low level w.c and wash hand basin.

Living Room

14' 8" x 11' (4.47m x 3.35m)

With radiator, double glazed window with secondary glazing to front aspect and opening to:

Dining Room

10' 3" x 8' 6" (3.12m x 2.59m)

With radiator and double glazed sliding patio doors to rear garden.

Kitchen

10' 6" x 8' 6" (3.20m x 2.59m)

With double glazed window to rear aspect and door to rear garden.

Utility Room

11' 2" x 6' 7" (3.40m x 2.01m)

With doors to front and rear gardens.

First Floor Landing

With radiator, loft access, storage cupboard, double glazed window to side aspect and doors to:

Bedroom One

12' 7" x 10' 5" (3.84m x 3.17m)

With radiator and double glazed window with secondary glazing to front aspect.

Bedroom Two

10' 5" x 7' 2" (3.17m x 2.18m)

With radiator and double glazed window with

secondary glazing to rear aspect.

Bedroom Three

9' 7" x 7' 1" (2.92m x 2.16m)

With radiator and double glazed window to front aspect.

Bathroom

Fitted with a suite comprising bath tub with shower over, vanity wash hand basin with mixer tap over and storage cupboards beneath, low level w.c, radiator and double glazed window to rear.

Outside

The front of the property is mainly laid to lawn with pathway leading to the front door and utility door. The rear garden has an initial paved and decked area with the remainder left as a blank canvass and personal door access to the rear of the garage.

Agents Note

Please note the current boiler is not currently working.

Auctioneers Notes

Important Notice:

For each Lot, a contract documentation fee of £1,800 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press.





The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Auctioneers Notes Cont.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers. Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

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 will be no

delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Auctioneers Notes Cont.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY



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Rookery Green, Beck Row Bury St. Edmunds

- FOR SALE BY AUCTION
- TUESDAY 10TH MARCH 2026
- THREE BEDROOMS
- LIVING ROOM & DINING ROOM
- UPDATING REQUIRED

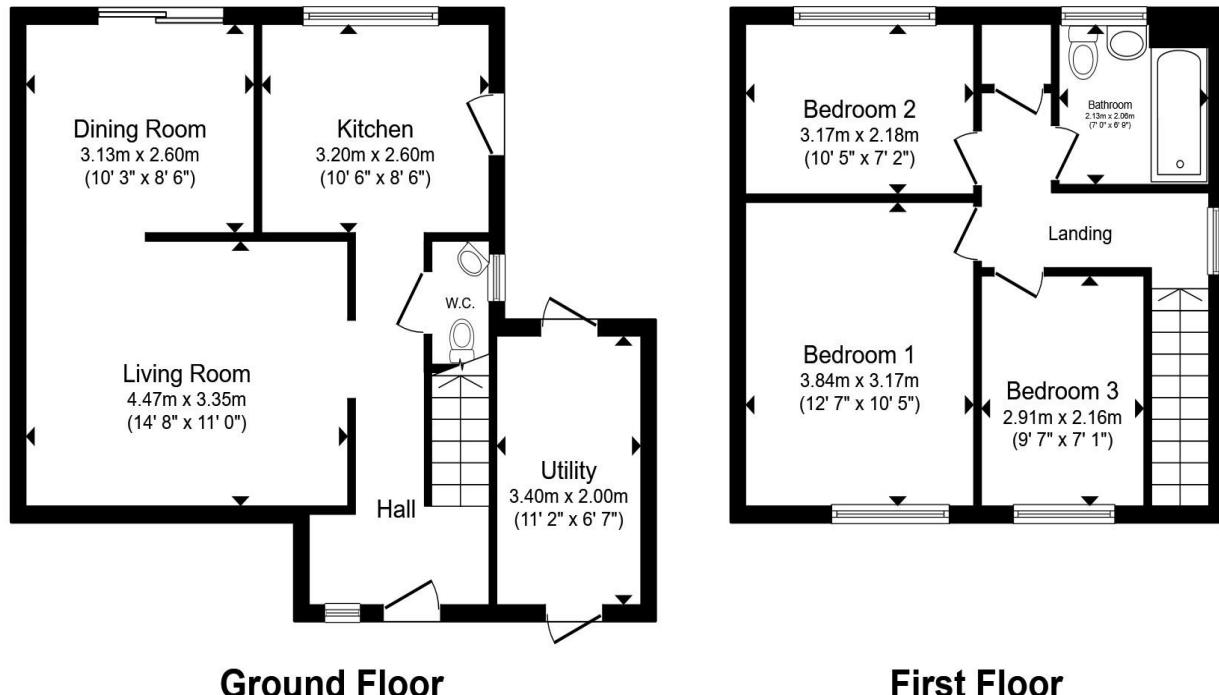
Tenure: Freehold

EPC Rating: E

Council Tax Band: B

guide price

£160,000



Total floor area 88.6 m² (953 sq.ft.) approx

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.propertybox.io



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Property Ref:
MDH108712 - 0002

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