



**The Chase, Foxearth, Sudbury CO10 7LD**

**welcome to**

**The Chase, Foxearth, Sudbury**

Set within this highly regarded private close in this popular semi-rural village is this executive three bedroom detached home, offering spacious accommodation and enhanced with a private garden, parking and garage. 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 £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.

## Entrance Hall

Double glazed door to front aspect. Understairs cupboard, radiator. Opening onto:-

## Cloakroom

Double glazed window to side aspect. Suite comprising low level WC and wash hand basin. Radiator.

## Lounge

16' 3" x 12' 4" ( 4.95m x 3.76m )  
Double glazed window to side aspect and double glazed doors leading to garden. Fireplace with inset burner, radiator. Opening onto:-

## Dining Room

10' 10" x 9' 6" ( 3.30m x 2.90m )  
Double glazed window to rear aspect. Radiator.

## Kitchen

10' 9" x 9' 6" ( 3.28m x 2.90m )  
Two double glazed windows to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Integral oven with hob and extractor over. Radiator.

## Landing

Double glazed window to front aspect. Large airing cupboard, radiator.

## Bedroom One

12' 3" x 10' 10" ( 3.73m x 3.30m )  
Double glazed window to rear aspect. Radiator.

## Ensuite

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Radiator.

## Bedroom Two

12' 3" x 8' 9" ( 3.73m x 2.67m )  
Double glazed windows to rear and side aspects. Radiator.

## Bedroom Three

12' 4" x 7' 1" ( 3.76m x 2.16m )  
Double glazed window to rear aspect. Radiator.

## Bathroom

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Radiator.

## Front Garden

A driveway leads to the garage.

## Rear Garden

The rear garden commences with a patio and decked seating area and the remainder is predominantly laid to lawn with a courtesy door leading to the garage. Side gate access.



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## The Chase, Foxearth, Sudbury

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

Tenure: Freehold EPC Rating: D

guide price

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD110128 - 0003

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