



Third Avenue, Glemsford, Sudbury CO10 7QJ

welcome to

Third Avenue, Glemsford, Sudbury

NO ONWARD CHAIN Set within a popular part of the well serviced of Glemsford is this spacious three bedroom home, benefitting from a large lounge and dining room, and further enhanced with ample off road parking and a private 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, 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. Radiator. Doors leading to dining room and lounge. Opening onto:-

Kitchen

11' 5" x 7' 6" max (3.48m x 2.29m max)
Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with mixer tap. Integral oven and hob with hood over. Space for appliances. Large understairs cupboard.

Dining Room

16' 6" x 7' 10" (5.03m x 2.39m)
Double glazed window to front aspect. Radiator.

Lounge

19' 1" x 12' (5.82m x 3.66m)
Double glazed window and double glazed french doors to rear aspect. Stairs rising to first floor, radiator.

Rear Porch

Double glazed windows to three aspects and double glazed door leading to garden.

Landing

Stairs rising from lounge. Access to loft.

Bedroom One

12' 8" x 10' 6" (3.86m x 3.20m)
Double glazed window to front aspect. Radiator.

Bedroom Two

10' 11" x 10' 4" (3.33m x 3.15m)
Double glazed window to rear aspect. Radiator.

Bedroom Three

8' 6" x 7' 11" (2.59m x 2.41m)
Double glazed window to rear aspect. Radiator.

Bathroom

Two double glazed windows to front aspect. Suite comprising low level WC, wash hand basin and bath. Airing cupboard, heated towel rail.

Front Garden

The driveway provides off road parking and the remainder is predominantly laid to lawn.

Rear Garden

The rear garden commences with a patio area and the remainder is predominantly laid to lawn with side access.



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Third Avenue, Glemsford, Sudbury

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Three bedrooms

Tenure: Freehold EPC Rating: C

guide price

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110146 - 0002

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 guidance 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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