



Ballingdon Grove, Middleton Road, Sudbury CO10 7LJ



**william
h brown**

welcome to

Ballington Grove, Middleton Road, Sudbury

NO ONWARD CHAIN A two bedroom ground floor maisonette forming part of this impressive grade II listed country home, The property is in need of work including tanking, has also suffered from internal flooding and is being sold as seen.



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

Glazed entrance doors with glass screens, tiled flooring. Leading to:-

Lounge

32' x 16' (9.75m x 4.88m)
Vaulted ceiling. Full length sash bay window to front aspect. Fireplace housing electric fire. Stairs leading to bedroom two.

Kitchen / Dining Area

23' x 15' 6" (7.01m x 4.72m)
Double vaulted arched ceiling. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit. Integral oven with hob over, integral dishwasher. Feature fireplace.

Utility Room

13' x 6' 6" (3.96m x 1.98m)
Vaulted brick ceiling. Fitted with wall and base units over areas of work surface. Sink and drainer unit. Space for washing machine. Cupboard housing hot water cylinder.

Bedroom One

14' 6" x 9' 6" + recess (4.42m x 2.90m + recess)
Full length sash window to front aspect. Fitted wardrobes.

Bedroom Two

15' 3" x 10' (4.65m x 3.05m)
Light tube. Doors leading to rear hall and:-

Dressing Room

10' x 7' 6" (3.05m x 2.29m)
Vaulted ceiling.

Rear Hall

Step down to kitchen/dining area. Glass door with staircase leading to main house. Cupboard housing electric meter.

Bathroom

Arched vaulted ceiling. Suite comprising low level WC, wash hand basin, bath with shower over and shower cubicle.

Exterior

A driveway leads from the car park of the main house to the apartment, providing its own parking area. A block paved terrace is immediately outside the property. Private storage shed, communal gardens.

Agent Note

The property does require extensive works, and the vendors have advised that the property will require full tanking and has also suffered from internal flooding causing some more damage to the property. The pricing of the property has been structured to reflect the amount of work needed, and the property is being sold as seen, so it will be the buyers responsibility for all clearance.



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Ballington Grove, Middleton Road, Sudbury

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedrooms
- Ground Floor

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Mar 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£135,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD109884 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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