



The Pippins, Glemsford, Sudbury CO10 7PQ

welcome to

The Pippins, Glemsford, Sudbury

NO ONWARD CHAIN An individually newly constructed four bedroom detached home. The property has had a large amount of the build and internals completed, but still requires some works to be finished, and benefits from a large detached garage.



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

Double glazed door and window to front aspect. Understairs cupboard. Stairs rising to first floor.

Cloakroom

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

Lounge

15' 3" x 14' 8" (4.65m x 4.47m)
Double glazed window to front aspect. Fireplace.
Double doors leading to:-

Kitchen / Diner

21' 9" x 14' 5" (6.63m x 4.39m)
Double glazed french doors to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Integral double oven and microwave. Island with inset hob and hood over. Door leading to:-

Utility Room

6' 9" x 5' 1" (2.06m x 1.55m)
Double glazed window to front aspect. Double glazed door to rear aspect. Stainless steel sink and drainer unit. Central heating boiler.

Landing

Double glazed window to side aspect. Access to loft.

Bedroom One

13' 2" x 9' 9" (4.01m x 2.97m)
Double glazed window to front aspect. Radiator.

Ensuite

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

Bedroom Two

11' 8" x 9' 4" (3.56m x 2.84m)
Double glazed window to rear aspect. Radiator.

Bedroom Three

11' 10" x 9' 10" (3.61m x 3.00m)
Double glazed window to front aspect. Radiator.

Bedroom Four

9' x 8' 2" (2.74m x 2.49m)
Double glazed window to front aspect. Radiator.

Bathroom

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

Planning Ref:

B/07/01162
B/06/01354



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The Pippins, Glemsford, Sudbury

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Four bedroom detached home with detached garage

Tenure: Freehold EPC Rating: Exempt

guide price

£245,000



Please note the marker reflects the postcode not the actual property

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SUD110531 - 0005

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