



High Street, Bildeston, Ipswich IP7 7EX

welcome to

High Street, Bildeston, Ipswich

NO ONWARD CHAIN Set on the High Street within a highly regarded village is this exceptionally well presented four bedroom home. The property offers spacious and flexible accommodation and is brimming with character features throughout and also has off road parking.



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.

Large Entrance Porch

Door to front and door leading to:-

Entrance Hall

Stairs rising to first floor. Exposed bricks and timbers. Radiator. Doors leading to lounge and:-

Kitchen

18' 9" x 7' 11" (5.71m x 2.41m)

Window and door leading to rear garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Butler sink set into wooden worktop. Space for appliances, radiator.

Lounge

18' max x 15' (5.49m max x 4.57m)

Window with secondary glazing. Exposed beams and timbers. High ceiling. Built in bookshelves providing secret access to study. Brick fireplace with inset burner. Radiator. Door leading to ground floor bedroom and dining room.

Dining Room

13' 5" x 13' 1" (4.09m x 3.99m)

Secondary glazed sash window to front aspect. Door to front aspect. Radiator, fireplace.

Ground Floor Bedroom

13' 4" x 8' 6" (4.06m x 2.59m)

Velux and picture window, Radiator. Door leading to:-

Wet Room

Window. Suite comprising low level WC, wash hand basin and walk in shower. Extractor fan, heated towel rail.

Study

13' 1" x 3' 8" (3.99m x 1.12m)

Fitted shelving and exposed brickwork.

Landing

Secondary glazed window to side aspect. Radiator,

Bedroom One

17' 2" x 12' 2" (5.23m x 3.71m)

Secondary glazed windows to front and side aspects. Radiator.

Bedroom Two

13' 8" x 7' 10" max (4.17m x 2.39m max)

Window to side aspect. Radiator.

Bedroom Three

13' 6" x 9' 4" max (4.11m x 2.84m max)

Slightly irregular shaped. Secondary glazed window to side aspect. Door leading to large airing cupboard with access to loft. Radiator.

Bathroom

Window. Exposed ceiling timbers. Suite comprising wash hand basin and bath with shower over. Heated towel rail.

First Floor Cloakroom

Window. Suite comprising low level WC and wash hand basin.

Front Garden

A block paved driveway provides off road parking and a shared access road gives access to a further parking area.

Rear Garden

The low maintenance rear garden is mainly laid to paving and shingle.

Agent Note

The property is Grade II Listed and thought to date back to the early 19th Century.

The driveway to the side of the property is owned in part by our clients which neighbouring properties have a right-of-way over.

Planning granted: the property has planning permission for a ground floor extension. Babergh and Mid Suffolk District Council DC/24/03631



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High Street, Bildeston, Ipswich

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

Tenure: Freehold EPC Rating: Exempt

guide price

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110610 - 0004

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