



Warwick Avenue, Woodbridge IP12 1JX

welcome to

Warwick Avenue, Woodbridge

This THREE BEDROOM END TERRACE is situated in a POPULAR RESIDENTIAL AREA of Woodbridge, and offers SPACIOUS ACCOMMODATION. The property benefits from parking to the front, and generous lawned garden, with patio area, to the rear.



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

Composite door to the front, stairs to first floor accommodation, door to the...

Lounge

13' 1" x 10' 8" (3.99m x 3.25m)
Double glazed window to the front, radiator, feature fireplace, open plan with the...

Dining Room

13' 5" x 7' 10" (4.09m x 2.39m)
Double glazed window to the side, radiator and 2 storage cupboards, door leading through to the...

Kitchen

8' 7" x 6' 11" (2.62m x 2.11m)
Double glazed window to the side, wall and mounted units with worktop over and splashback, cooker with extractor fan over, drainer sink with mixer tap, under-floor heating, utility area with space for white goods, doors leading to the.

Sun Room

13' 7" x 7' 6" (4.14m x 2.29m)
Double glazed window to rear, sliding patio doors to the rear, plumbing for white goods.

Bathroom

Obscure double glazed window to the rear, single shower unit, pedestal wash hand basin, low level WC and radiator.

First Floor Landing

Double glazed window to the side, loft access.

Bedroom One

11' 5" x 9' 9" Max. (3.48m x 2.97m Max.)
Double glazed window to front, radiator.

Bedroom Two

11' 4" x 7' 4" Max. (3.45m x 2.24m Max.)
Double glazed window to the rear and radiator.

Bedroom Three

8' 3" x 7' 3" (2.51m x 2.21m)
Double glazed window to the rear, radiator.

Outside

The garden commences with a patio area, and is laid to lawn, with shrub borders.

Agent's Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



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Warwick Avenue, Woodbridge

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom End of Terrace
- Lounge

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBG108474 - 0006

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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