



Highfields School Lane, Martlesham WOODBRIDGE IP12 4RS

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Highfields School Lane, Martlesham WOODBRIDGE

This spacious four bedroom detached bungalow, located in the sought after village of Martlesham, is in need of renovation. The property benefits from off road parking and gardens to front and 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 £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 Porch

Door to...

Hallway

With doors to...

Cloakroom

Low level WC, window to side.

Lounge

14' 8" Max. x 12' 4" Max. (4.47m Max. x 3.76m Max.)
Bay window to front, window to side, inset gas fire.

Bedroom Four

11' 4" x 11' 5" (3.45m x 3.48m)
Patio doors to conservatory, fireplace, radiator, serving hatch to kitchen.

Conservatory

With doors to the rear garden.

Kitchen

11' 5" x 11' 5" (3.48m x 3.48m)
Window to rear with sink under, radiator, serving hatch from dining room.

Bedroom One

12' 6" x 14' 8" into bay (3.81m x 4.47m into bay)
Bay window to front.

Bedroom Two

12' 11" x 12' 4" (3.94m x 3.76m)
Window to rear.

Bedroom Three

9' 2" x 8' 8" (2.79m x 2.64m)
Window to side.

Bathroom

Bath, walk-in shower, sink, window to side.

Outside

To the front the property is approached via a driveway, with mature garden area. To the rear the garden is overgrown.

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.



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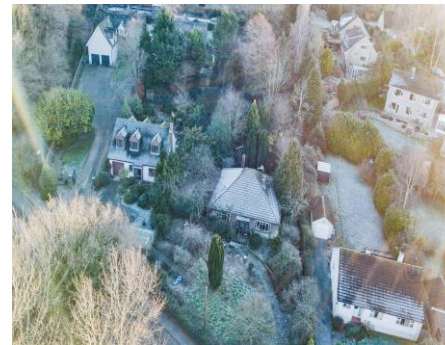
Highfields School Lane, Martlesham WOODBIDGE

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Bungalow in need of Renovation
- Four Bedrooms

Tenure: Freehold EPC Rating: Exempt

guide price

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG108411 - 0003

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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