



Boyton Road, Hollesley Woodbridge IP12 3LD

welcome to

Boyton Road, Hollesley Woodbridge

Situated on a generous sized plot, recessed from the road, is this three bedroom detached chalet style property, with field views to front and rear. The property benefits from a detached annexe.



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 Front Porch

With window to the side and radiator. Open plan to the...

Dining Room

11' 9" x 10' (3.58m x 3.05m)

Door to the porch, window to the side with radiator, stairs to first floor, open to the...

Lounge

11' 9" x 14' 8" Max (3.58m x 4.47m Max)

Window to the front with radiator under, chimney breast, window to the side, door through to...

Bedroom Three

10' 1" x 8' 1" (3.07m x 2.46m)

Window to the side, full length built-in wardrobes with sliding doors.

Kitchen

Irregular shaped room. Window to the side with sink under, doors to conservatory, bathroom and utility. A range of wall and base mounted units,

Utility Room

8' x 4' 10" (2.44m x 1.47m)

Windows to front, side and rear, door to the rear. Boiler, worktop with cupboards under.

Bathroom

Bath with shower over, tiled surround, inset ceiling spotlights, extractor fan, obscure glazed window to rear, low level WC, sink, part tiled walls.

Conservatory

8' 5" x 12' 5" (2.57m x 3.78m)

Half brick, with windows to side and rear, UPVC roof, radiator and power sockets. Doors to decking area.

First Floor Landing

Skylight to the side, access to...

Cloakroom

With WC and wash hand basin.

Master Bedroom

12' 2" x 10' 1" (3.71m x 3.07m)

Skylight to the side, tilt and turn window to the rear, eaves storage space, radiator. There is limited head height in certain areas of the room, access to the cloakroom.

Bedroom Two

12' 4" x 9' 1" (3.76m x 2.77m)

Window to the front with radiator under, skylight to the side, open to eaves to the left and eaves storage on the right.

Outside

The property is set back from the road and is approached via a shingled driveway. The front garden is mainly laid to grass. To the rear of the property the garden commences with a decking area. There is the framework structure for a potential garage. To the side there is a...

Detached Annexe

Door to...

Kitchenette

9' 3" x 6' 11" (2.82m x 2.11m)

Sink, hot water heater, range of wall and base mounted units, worktop, electric wall heater and window to front.

Living Space

18' 5" x 13' 4" max. (5.61m x 4.06m max.)

Patio doors to the rear, two windows to the rear, electric heater.

Shower Room

8' 5" x 7' 1" (2.57m x 2.16m)

Window to the side, heated towel rail, low level WC, wash hand basin, wall heater, walk-in shower with fully tiled surround.



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Boyton Road, Hollesley Woodbridge

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Detached Chalet
- Detached Annexe

Tenure: Freehold EPC Rating: E

guide price

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBG108703 - 0002

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