



Brook Street, Woodbridge IP12 1BE

welcome to

Brook Street, Woodbridge

In need of modernisation, this one bedroom end of terrace cottage is conveniently situated within walking distance of the main thoroughfare, and would make an ideal holiday let or first time purchase.



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.

Front Door

To...

Lounge

11' Max. x 11' 4" Max. (3.35m Max. x 3.45m Max.)
Secondary glazed window to front, open brick fireplace with wooden mantelpiece and tiled hearth, opening to the...

Kitchen

10' 9" Max x 8' Max (3.28m Max x 2.44m Max)
Door to rear, window to rear with stainless steel sink and drainer under, inset ceiling spotlights, under stairs cupboard, oven and fridge, base units with worktop over, tiled splashback. Stairs to first floor.

First Floor

Door to the bathroom and door to the...

Bedroom

10' 10" Max x 11' 6" Max (3.30m Max x 3.51m Max)
Secondary glazed window to front electric storage heater, exposed beams.

Bathroom

Obscure glazed window to rear, pedestal wash hand basin, panelled bath with tiled surround, low level WC, electric wall mounted heater. Airing cupboard housing water tank.

Outside

To the front of the property there is a small wall enclosed garden area, with path leading to the front door.

To the rear there is a private walled courtyard garden. There is a brick built outhouse, with two windows and door to front. With sink, lighting connected and beams.



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Brook Street, Woodbridge

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Convenient for Town Centre
- Ideal Holiday Let

Tenure: Freehold EPC Rating: Exempt

guide price

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBG108801 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01394 380280



Woodbridge@williamhbrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk,
IP12 1DH



williamhbrown.co.uk