



**Edwin Avenue, Woodbridge IP12 1JS**

**welcome to**

**Edwin Avenue, Woodbridge**

Convenient for shops and local amenities, this two bedroom semi-detached is offered for sale with no onward chain. The property is move-in ready and offers good size family accommodation, together with off road parking to the front and a generous size rear garden with summerhouse.



## 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 Hall

Obscure glazed windows to front and side, radiator and stairs to first floor.

## Living Room

13' Max. x 11' 11" Max. ( 3.96m Max. x 3.63m Max. )  
Log burner set on a tiled hearth with wood surround, chimney breast. Window to the front with radiator under, under stairs storage cupboard with obscure glazed window to the side, wood effect flooring, door to the...

## Dining Room

8' 1" Max. x 11' 11" Max. ( 2.46m Max. x 3.63m Max. )  
Storage cupboard providing shelved storage and housing the combination boiler. Window in to the conservatory with radiator under, built-in cupboard unit, door to the...

## Kitchen

14' 6" x 7' 11" ( 4.42m x 2.41m )  
A dual aspect room with windows to side and rear, radiator, door to the side in to the conservatory. Loft hatch to the pitched roof. Inset ceiling spotlights, ceiling beam, tiled floor. Fitted with a range of wall and base mounted units with wood worktops and tiled splashback. Built-in mid height oven microwave combination, hob unit with extractor fan over, Butler sink with mixer tap, space for white goods.

## Conservatory

3' 10" x 5' 11" ( 1.17m x 1.80m )  
Window in to the dining room, of UPVC construction, with window and door to the rear, tiled floor. Access to the...

## W / C

With low level WC and wash hand basin with tiled splashback over, tiled floor. Gas meter.

## First Floor Landing

Window to the side of the property over the stairs.  
Door to...

## Master Bedroom

9' 8" x 13' 5" Max. ( 2.95m x 4.09m Max. )  
Two windows to the front, built-in wardrobe, radiator.

## Bedroom Two

7' 5" Max. x 11' 6" Max. ( 2.26m Max. x 3.51m Max. )  
Window to the rear, radiator, built-in cupboard.

## Family Bathroom

Walk-in shower with Aquaboard surround, exposed floorboards, obscure glazed window to the rear with radiator under, heated towel rail, low level WC, bowl style sink unit with tiled splashback, extractor fan.

## Outside

To the front the garden is boarded by hedging to one side, and is laid to shingle providing off road parking.

## Rear Garden

To the rear garden commences with a decked seating area. There is a range of mature plants and shrubs to either side of a lawned area. A pathway takes you to the bottom of the garden where there is a...

## Summerhouse

With pitched roof and windows to front, side and rear. power connected with fuse box, power sockets and lighting.



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## Edwin Avenue, Woodbridge

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Modern Two Bedroom Semi-Detached
- Move-in Ready

Tenure: Freehold EPC Rating: D

guide price

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBG108773 - 0002

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