



**The Old Clock House Lime Kiln Quay Road, Woodbridge IP12 1BB**



**welcome to**

**The Old Clock House Lime Kiln Quay Road, Woodbridge**

Offered for sale with no onward chain, this spacious three / four bedroom detached family home is conveniently located for the main Thoroughfare and its range of shopping and recreational facilities.



### 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

Double glazed front entrance door. Doors leading through to...

### Living Room

19' 8" x 13' 9" ( 5.99m x 4.19m )

Double glazed window to the front, double glazed window to the side, open fireplace with fitted shelves to one side, radiator. Door leading through to...

### Inner Lobby

With door to the garden, stairs to the first floor, door to the...

### Dining Room

14' 6" x 10' 10" ( 4.42m x 3.30m )

Double glazed windows to the rear and side, radiator, door to the...

### Kitchen

18' 1" x 9' 11" ( 5.51m x 3.02m )

Double glazed window to the side. Fitted with a range of wall and base mounted units, with worktop and splashback over, stainless steel drainer sink with mixer tap, built-in mid height oven, separate hob unit with extractor over, space for white goods, inset ceiling spotlights, wood effect flooring. Door through to the...

### Utility Area

12' 9" x 9' 9" ( 3.89m x 2.97m )

Window and door to the rear courtyard. Base units and space for white goods. Door to a...

### Sauna Room

Currently not operational as a sauna room.

### Shower

With single shower unit.

### Cloakroom

With low level WC and wall mounted wash hand basin, obscure double glazed window to the front.

### Games Room

23' 3" x 22' 8" ( 7.09m x 6.91m )

Double glazed windows to both sides, patio doors to the courtyard area, radiator, feature pendant light.

### First Floor Landing

Double glazed window to the side, doors to...

### Bedroom One

14' 6" x 10' 10" ( 4.42m x 3.30m )

Double glazed windows to the side and rear, radiator, door through to the...

### En-Suite

Two obscure double glazed windows to the side, low level WC, wall mounted wash hand basin, single shower unit and a range of storage cupboards,

### Bedroom Two

14' 7" x 13' 8" ( 4.45m x 4.17m )

Double; glazed window to the side, radiator.

### Bedroom Three

10' 2" x 10' ( 3.10m x 3.05m )

Double glazed window to the rear.

### Bedroom Four

12' 9" x 9' 5" ( 3.89m x 2.87m )

Double glazed window to front, door to bedroom three.

### Bathroom

Obscure double glazed window to the side, low level WC, wall mounted wash hand basin, panelled bath with shower over, tile effect flooring. tiled walls.

### Outside

#### Rear

To the rear the private, large, rear garden, enclosed by a brick wall, is mainly laid to lawn, with a selection of mature shrubs and trees. To the side there is a paved courtyard seating area. To the rear there is access to the workshop and to Lime Kiln Quay Road.

### Front

To the front there is driveway parking for two large vehicles and access to the storage area.

### 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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## **The Old Clock House Lime Kiln Quay Road, Woodbridge**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three / Four Bedroom Detached Family Home
- Walking Distance of the Town Centre

Tenure: Freehold EPC Rating: D

guide price

**£625,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WBG108872 - 0008

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