



The Square The Street, Shottisham Woodbridge IP12 3ET

welcome to

The Square The Street, Shottisham Woodbridge

Offered for sale with no onward chain, this two bedroom semi-detached cottage is located in a tucked away position just off The Street in the charming village of Shottisham.

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

Split level stable style door to...

Kitchen

14' 4" Max. x 11' 11" Max. (4.37m Max. x 3.63m Max.)
Window to the front with sink and drainer under, range of wall and base mounted units with wood effect worktops, tiled splashback, cooker with extractor fan over, storage heater, access to the...

Utility Room

Window to the front, plumbing for washing machine, door from the kitchen, door to the...

Bathroom

Panelled bath with tiled surround, pedestal wash hand basin with tiled splashback over, low level WC, obscure glazed window to the rear, wall heater.

Lounge

11' 1" x 11' 6" (3.38m x 3.51m)
Door from the kitchen, storage heater, window to rear and door to the...

Rear Porch

With electric board and door to the outside.

First Floor Landing

Airing cupboard housing water tank.

Master Bedroom

11' x 12' 3" (3.35m x 3.73m)
Window to the rear, loft hatch, storage heater, built-in wardrobe cupboard.

Bedroom Two

7' 2" x 7' 10" (2.18m x 2.39m)
Window to the front, storage heater.

Outside

The rear garden is mainly laid to grass. Access to the side to the...

Garage / Workshop

13' 10" x 11' 7" (4.22m x 3.53m)
Barn style door to the front, door to the rear, power and light connected.



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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**The Square The Street,
Shottisham Woodbridge**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Popular Village Location
- Walking Distance of the Local Pub

Tenure: Freehold EPC Rating: E

guide price

£165,000



view this property online williamhbrown.co.uk/Property/WBG108923



Property Ref:
WBG108923 - 0009

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