



Around The Bend Prentices Lane, Woodbridge IP12 4LF

welcome to

Around The Bend Prentices Lane, Woodbridge

Offered for sale with no onward chain, this spacious three bedroom detached bungalow sits on a secluded plot, and benefits from a wrap around mature garden, double garage, carport and driveway parking.



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.

Outside Front

The property is approached via a shingle driveway, providing parking for a number of vehicles, and giving access to the double garage and carport.

Entrance Hall

With access doors to the garage, utility room and door to the rear. Door to the...

Kitchen / Diner

19' 9" Max. x 10' 5" Max. (6.02m Max. x 3.17m Max.)
Window to the rear, sink with mixer tap under and tiled splashback over. Fitted with a range of wall and base mounted units, built-in oven and hob with extractor hood over, space for fridge/freezer and dishwasher. Airing cupboard, tile effect flooring. Access to the...

Lounge

21' 8" Max. x 13' 9" Max. (6.60m Max. x 4.19m Max.)
Window to the side with radiator under, chimney breast with inset log burner set on a tiled hearth, radiator, sliding doors to the...

Conservatory

13' 2" x 17' 6" (4.01m x 5.33m)
Double doors to both sides leading out to the garden. Quarter brick construction with UPVC obscured roof, windows to the front and sides, radiator, ceiling fan and light. Access to the former front door giving access to the...

Inner Hallway

With 2 storage cupboards, radiator and loft access. Doors to...

Master Bedroom

13' 10" x 10' 10" (4.22m x 3.30m)
A dual aspect room with windows to front and side, built-in wardrobes, radiator.

Bedroom Two

14' 7" Max. x 10' 9" Max. (4.45m Max. x 3.28m Max.)
A dual aspect room with windows to the side and rear, 2 built-in wardrobes, radiator.

Bedroom Three

7' 8" x 9' 10" (2.34m x 3.00m)
Window to the rear with radiator under.

Bathroom

Walk-in shower with tiled surround, obscure glazed window to the rear, extractor fan, pedestal wash hand basin with tiled surround, radiator.

Separate Cloakroom

With low level WC, floating style wash hand basin with tiled splashback over, obscure glazed window to the rear.

Utility Room

5' 11" x 5' 4" (1.80m x 1.63m)
Located off the entrance hall. Sink and countertop, obscure glazed window to the rear, plumbing, low level WC.

Double Garage

With electric door and the solar panel controls.

Garden

A secluded, wrap around style garden, enclosed by mature hedging, mainly laid to lawn, interspersed with mature trees and shrubs. A meandering pathway gives access to the garden sheds, garaging and carport. There is a patio seating area situated off the conservatory.



view this property online williamhbrown.co.uk/Property/WBG109147



welcome to

Around The Bend Prentices Lane, Woodbridge

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Bungalow
- Secluded Wrap Around Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£385,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBG109147



Property Ref:
WBG109147 - 0005

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