



**High Street, Wickham Market Woodbridge IP13 0QY**

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## **High Street, Wickham Market Woodbridge**

Offered for sale with no onward chain, this characterful two bedroom mid terrace cottage would make an ideal first time purchase or buy to let investment.





## 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.

## Lounge

12' 8" Max. x 15' 7" Max. ( 3.86m Max. x 4.75m Max. )

Window and door to the front, open fireplace with brick hearth and shelved storage to one side, exposed ceiling beams, electric heater, open stairs to the first floor and door to the...

## Kitchen

7' 3" x 8' 7" ( 2.21m x 2.62m )

Window and door to the rear, electric radiator, range of wall and base mounted units with tiled splashback over, sink and drainer with mixer tap, built-in oven and hob, space for appliances, exposed ceiling beams.

## First Floor

### Bedroom One

12' 10" x 13' 8" ( 3.91m x 4.17m )

Window to front, electric heater, exposed floorboards, airing cupboard housing the hot water tank. There is limited head height to the front of the room.

### Bedroom Two

9' 3" x 8' 6" ( 2.82m x 2.59m )

Window to the rear with electric radiator under.

## Bathroom

Obscure glazed window to the rear, low level WC, pedestal wash basin with mixer tap and tiled splashback over, heated towel rail, panelled bath with tiled surround.

## Outside

To the rear there is a patio garden which is laid to brick. A gate to the rear of this leads to a storage shed.



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## **High Street, Wickham Market Woodbridge**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Ideal Buy-to-Let or First Time Purchase
- Two Bedroom Mid Terrace

Tenure: Freehold EPC Rating: F  
Council Tax Band: A

guide price

**£145,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WBG109171 - 0003

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