



**Woodbine Cottage The Street, Chillesford WOODBRIDGE IP12 3PU**



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**Woodbine Cottage The Street, Chillesford WOODBRIDGE**

Offered for sale with no onward chain, this two bedroom semi-detached cottage, in need of renovation, enjoys field views to the front, and a generous garden to the rear. The property benefits form off road parking and a garage.



## 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.

## Front

To the front double gates give access to the driveway and garage, with door to the side leading to the rear garden. The front garden is enclosed by hedging and a timber fence, with gate and pathway to the glazed front door.

## Entrance Hall

Stairs to first floor, doors leading to...

## Lounge

13' 2" x 12' 4" ( 4.01m x 3.76m )

Single glazed window to the front, radiator, feature fireplace with back boiler, built-in shelved storage to either side.

## Kitchen

12' 2" x 9' 8" ( 3.71m x 2.95m )

Window to rear, range of wall and base mounted units with worktop and splashback over, drainer sink with mixer tap, cooker, space for white goods, door to the rear porch giving access to the garden and door leading through to the...

## Dining Room

12' Max. x 11' 5" Max. ( 3.66m Max. x 3.48m Max. )

An L-shaped room with window to the front and radiator.

## Bathroom

Low level WC, vanity wash hand basin, panelled bath with shower over, radiator, storage cupboard housing the water tank, obscure glazed window to the rear and door to the boiler room.

## First Floor Landing

Windows to the front and rear, with field views.

## Bedroom One

11' 11" x 11' 11" ( 3.63m x 3.63m )

Window to the front, radiator, 2 storage cupboards.

## Bedroom Two

12' 1" x 10' 7" ( 3.68m x 3.23m )

Window to front, 2 built-in storage cupboards.

## Outside

### Rear Garden

The generous, enclosed, rear garden is mainly laid to lawn, with a greenhouse. Access to the...

## Garage

With up and over door to the front, door and window to the side.

## 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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## **Woodbine Cottage The Street, Chillesford WOODBIDGE**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Popular Village Location
- Field Views

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

guide price

**£200,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WBG109047 - 0004

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