



The Cottage Orford Road, Tunstall WOODBRIDGE IP12 2JA

welcome to

The Cottage Orford Road, Tunstall WOODBRIDGE

Offered for sale with no onward chain is this character one/two bedroom cottage is an ideal first time purchase or buy to 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.

Outside Courtyard Garden

Accessed via a gate, with patio area and planted border. Door to the...

Conservatory

8' 5" x 4' 6" (2.57m x 1.37m)
UPVC roof and windows to the sides and rear, door to the side, tiled floor, window to the kitchen.

Kitchen

9' 8" x 7' 1" (2.95m x 2.16m)
Window and door to the conservatory, sink with drainer and mixer tap, range of wall and base mounted units, tiled splashback, tiled floor, exposed ceiling beams, space for appliances, access to the lounge and bathroom.

Shower Room

Obscure glazed windows to the side and rear, pedestal wash hand basin with tiled splashback over, low level WC, shower cubicle with tiled surround, electric shower, storage heater.

Lounge

10' 1" x 14' 3" (3.07m x 4.34m)
Two windows to the front, storage heater, exposed brick fireplace with storage surround, stairs to the first floor.

Landing / Bedroom Two

8' 1" x 16' 7" (2.46m x 5.05m)
Dormer window to the side, airing cupboard housing the hot water tank, storage heater, exposed beams and floorboards, door to...

Master Bedroom

9' 10" Max. x 15' 1" Max. (3.00m Max. x 4.60m Max.)
Exposed beams and floorboards, storage cupboard, window to the front, storage heater.



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The Cottage Orford Road, Tunstall WOODBIDGE

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Character One/Two Bedroom Cottage
- Village Location

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

guide price

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG109227 - 0004

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