



**Fern Terrace, Bawdsey WOODBRIDGE IP12 3AH**

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**Fern Terrace, Bawdsey WOODBRIDGE**

Offered for sale with no onward chain, this attractive three bedroom mid terrace cottage benefits from a generous rear garden, with parking, overlooking fields.



## 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 Garden

Enclosed by hedging to either side, the front garden is mainly laid to lawn, with path leading up to the porch area with front door.

## Living Room

12' 1" Max x 10' 11" Max. ( 3.68m Max x 3.33m Max. )  
Open fireplace, window to front with electric heater under, shelved pantry cupboard with window to the front, stairs to the first floor,

## Kitchen

9' 11" Max. x 10' 11" Max. ( 3.02m Max. x 3.33m Max. )  
Under stairs storage cupboard. Tiled splashback, range of wall and base mounted units, window to the rear with sink under, open fireplace with door to the rear, tiled floor, space for washing machine and dishwasher.

## Rear Lobby

With doors to the kitchen and rear, and door to the...

## Bathroom

Half tiled walls, corner bath with seat and shower over, tiled floor, wash hand basin and low level WC, obscure glazed window to the rear.

## First Floor Landing

With loft access. Doors to...

## Master Bedroom

11' 1" Max. x 10' 1" Max. ( 3.38m Max. x 3.07m Max. )  
Window to the front, electric storage heater, feature fireplace, built-in wardrobe.

## Bedroom Two

11' x 10' 1" ( 3.35m x 3.07m )  
Window to rear, built-in wardrobe, airing cupboard housing hot water tank, feature fireplace.

## Bedroom Three

8' 4" x 9' 4" ( 2.54m x 2.84m )  
Window to front with storage heater under. This room has a flying freehold.

## Rear Garden

Comprising of two sections, the first of which comprises of a patio seating area with steps down to a lawned area, with shrubs, trees and a gravelled area. There is brick workshop with power connected, further shed and an outside tap. The remainder of the garden is laid to lawn, bordered by hedging, with gate at the bottom giving access to a parking area. The second section of the garden comprises an enclosed orchard, with views overlooking fields.



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## **Fern Terrace, Bawdsey WOODBRIDGE**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Charming Three Bedroom Mid Terrace Cottage
- Lounge with Fireplace

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

guide price

**£255,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WBG109266 - 0003

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**william h brown**



**01394 380280**



[Woodbridge@williamhbrown.co.uk](mailto:Woodbridge@williamhbrown.co.uk)



16 Church Street, WOODBRIDGE, Suffolk,  
IP12 1DH



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**