



**Abbey Close, Rendlesham WOODBRIDGE IP12 2UD**



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**Abbey Close, Rendlesham WOODBRIDGE**

Situated in the sought after Rendlesham area, we are delighted to offer this two bedroom semi-detached family home.



## 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 £300 inc VAT towards the preparation cost of the pack.

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.

## Entrance Hall

With entrance door and doors leading to the...

## Lounge

15' 5" x 14' 1" ( 4.70m x 4.29m )

Doubled glazed window to front and an opening leading through to the...

## Dining Room

12' 10" x 8' 9" ( 3.91m x 2.67m )

With double glazed sliding patio doors to the rear and an opening through to the Kitchen.

## Kitchen

13' x 9' 9" ( 3.96m x 2.97m )

Double glazed window to rear, range of eye and base level units with worktop over and splashback. Cooker, space for white goods, tiled flooring.

## Cloakroom

Partly tiled, with obscure double glazed window to front, wall mounted wash hand basin, low level WC.

## First Floor Landing

Doubled windows to front and side, loft access and doors leading to...

## Bedroom One

13' 4" x 12' 2" ( 4.06m x 3.71m )

Doubled glazed window to front, built-in wardrobes,

## Bedroom Two

11' 4" x 11' 3" ( 3.45m x 3.43m )

Double glazed window to rear, built-in wardrobes.

## Family Bathroom

Obscure double glazed window to side, low level WC, pedestal wash hand basin, panelled bath with shower over, tiled flooring and tiled walls,

## Garden

Approximately 30 ft. in length, commencing with a patio area, and mostly laid to lawn.



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## Abbey Close, Rendlesham WOODBRIDGE

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Semi-Detached
- Two Reception Rooms

Tenure: Freehold EPC Rating: E

guide price

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBG106810 - 0002

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