



The Wolery Mill Lane, Marlesford Woodbridge IP13 0AJ

welcome to

The Wolery Mill Lane, Marlesford Woodbridge

Situated in a semi-rural location, with stunning field views, this charming three bedroom detached cottage is offered for sale with no onward chain, and would make an ideal refurbishment project.



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.

Entrance Hall

Tiled floor, opening leading through to the...

Kitchen

14' 8" x 13' 10" (4.47m x 4.22m)

A large open plan room, with an open window leading through to the dining area, double glazed window to the rear, door to the garden, tiled flooring throughout. Fitted with base units providing storage, an inset stainless steel sink and 2 drainers, space for appliances.

Dining Room

15' 6" x 10' 10" (4.72m x 3.30m)

with double glazed window to the front, cobbled flooring, radiator, wall hung lights, exposed beams and supports, a door leading through to the inner lobby.

Lounge

16' 1" x 14' 10" (4.90m x 4.52m)

This spacious room benefits from double glazed windows to all aspects, 3 radiators, a fitted wood burner and an original fitted bread oven, exposed brick fireplace, exposed beams and supports, wall hung lights, TV point.

Bathroom

Bath with shower attachment, wash hand basin, part tiled walls, radiator.

Cloakroom

With low level WC, tiled flooring, double glazed window to the rear.

First Floor Landing

Double glazed window to the front with stunning panoramic field views. Doors to all bedrooms.

Master Bedroom

15' 1" x 11' 7" (4.60m x 3.53m)

Double glazed window to the side offering stunning field views, original floorboards, loft hatch, radiator, exposed beams and supports.

Bedroom Two

16' 2" x 7' 4" (4.93m x 2.24m)

Double glazed window to the side, radiator, loft hatch, exposed beams and supports.

Bedroom Three

10' 11" x 9' 2" (3.33m x 2.79m)

Double glazed window to the rear, radiator, wash hand basin, exposed beams and supports,

Outside Front

There is a driveway to the side of the property, with a large side plot, which offers the potential (subject to Planning Permission) to extend the original property, or the possible erection of a new dwelling. currently used as parking. Gates lead through to the rear garden. The front garden is enclosed by a wall to the front, together with hedging and a tree. Steps lead down to the front door

Rear

The generous, enclosed, rear garden, surrounded by fields, commences with a patio seating area off the kitchen. Access, to both sides, to the front of the property. Oil tank for the central heating, A large grassed area, with trees, hedging and shrubs, outside taps and light, wood store.

Garage

With power and light connected, door to the side and up and over door to the front.

Static Caravan

With electrics and water connected and a fitted wood burner. The accommodation has been extended to offer two bedrooms, shower room, study area and fully functioning kitchen, and could be used as an excellent base while refurbishment to the main house is being completed.

Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Semi-Rural Location

Tenure: Freehold EPC Rating: E

Council Tax Band: D

guide price

£275,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG109341 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01394 380280



Woodbridge@williamhbrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk,
IP12 1DH



williamhbrown.co.uk