Faulkeners Way, Trimley St. Mary, Felixstowe IP11 0FF

william
h brown

welcome to

Faulkeners Way, Trimley St. Mary, Felixstowe

Offered for sale with no onward chain, this spacious three bedroom detached bungalow, situated in the charming village of Trimley St Mary, is in need of some modernisation.

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 Porch

Porthole style window to the front, door to...

Living Room

18' 1" x 12' 7" (5.51m x 3.84m)
Double glazed window to front, radiator, door to...

Inner Hall

Storage cupboard, doors to...

Kitchen

16' 5" x 10' 3" (5.00m x 3.12m)
Double glazed window and double glazed patio door to rear. Fitted with a range of wall and base mounted units with worktop and splashback over, space for white goods, cooker, stainless steel sink and drainer with mixer tap, radiator, tile effect flooring. sliding door to...

Conservatory

19' x 8' 4" (5.79m x 2.54m)
Double glazed door and windows to rear.

Bathroom

Double glazed window to side, pedestal wash hand basin, low level WC, panelled bath with shower screen, radiator.

Bedroom One

14' 2" x 10' 4" (4.32m x 3.15m)
Double glazed window to rear, radiator, door to...

En-Suite

Double glazed window to side, low level WC, shower cubicle, pedestal wash hand basin, radiator, tiled floor.

Bedroom Two

10' 10" x 8' 10" (3.30m x 2.69m)
Window to rear, radiator.

Bedroom Three

12' 9" x 8' 10" (3.89m x 2.69m)
Double glazed window to front, radiator.

Outside

Front

To the front there is a block paved area, with driveway giving access to the GARAGE.

Rear
The rear garden is fully enclosed and is mainly laid to grass, with shrub border to one side. To the bottom of the garden there is a summerhouse and greenhouse.

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 timeframe involved.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

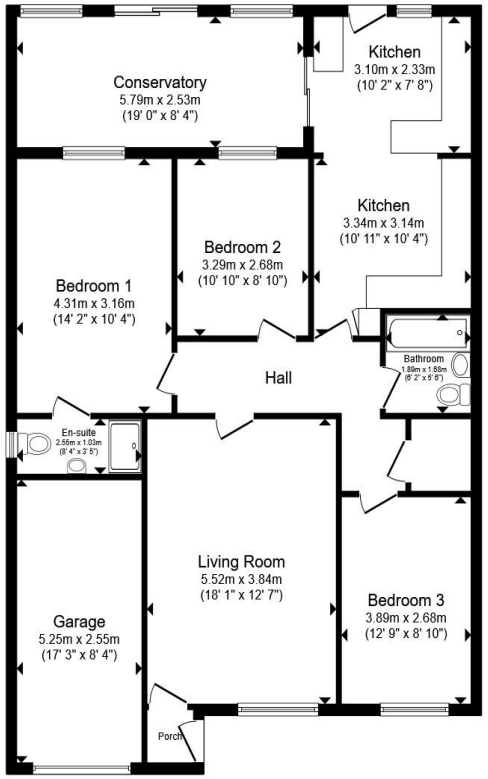
Faulkeners Way, Trimley St. Mary, Felixstowe

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Spacious Living Accommodation

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

guide price

£250,000



Total floor area 121.7 m² (1,310 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

view this property online williamhbrown.co.uk/Property/WBG109425

The Property Ombudsman

Property Ref:
WBG109425 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01394 380280

Woodbridge@williamhbrown.co.uk

16 Church Street, WOODBRIDGE, Suffolk, IP12 1DH

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.