

*A three bedroom, semi-detached former local authority house, situated in a quiet cul-de-sac position in the popular and sought-after Heritage Coastal village of Orford.*



#### Guide Price

£220,000

Freehold

Ref: P7868/B

#### Address

8 Nightingale Piece  
Orford  
Suffolk  
IP12 2NP



Entrance hall, sitting room, kitchen/breakfast room, ground floor bathroom with separate WC. Covered store and three first floor bedrooms. Enclosed gardens to front and rear. On-street parking.

#### Contact Us



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Suffolk IP13 9DU

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[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)

And at The London Office  
40 St James' Place  
London SW1A 1NS

## Location

The property is located within walking distance of all that Orford has to offer. Orford is considered to be one of East Suffolk's most desirable villages, with shops, cafes, pubs and restaurants. It boasts the Pump Street Bakery, which was a finalist in the BBC Food and Farming Awards, and Butley Orford Oysterage, which is run by the Pinney family. There are various pubs including The King's Head, the Jolly Sailor and The Crown & Castle. The village also has a distinct twelfth century castle where one can visit the keep and climb to the top of the tower for beautiful views of the estuary, spit and out to sea. There is sailing on the Ore River and dining cruises on the Lady Florence. The quay is popular for the Riverside Tea Room, crabbing and walking on the river wall. It is also home to Orford Sailing Club. Within easy driving distance are Snape, Aldeburgh, Woodbridge and Wickham Market. Trains to London's Liverpool Street connect at Ipswich, Woodbridge, Melton and Wickham Market.

## Description

8 Nightingale Piece is a three bedroom, semi-detached former local authority house built circa 1938 with brick elevations under a mostly pitch tiled roof with a flat roof side extension.

The property offers well laid out accommodation over two floors. Entering from the front door into the entrance hall where there is a floor mounted storage heater and a door through to the sitting room with windows to front, a tiled fireplace with wooden mantel and surround over, floor mounted electric storage heater and door through to the kitchen/breakfast room. This has windows to rear, a range of fitted wall and base units with a four ring electric hob with electric oven under, single drainer stainless steel sink, tiled splashback to roll top worksurfaces and further tiled fireplace with open hearth. There is a walk-in pantry with shelving and obscured window to side. There is a door from the kitchen leading to the rear hall and store which has space and plumbing for a washing machine, and an opening to a further storeroom with obscured window to side. From the rear hall is a door to the garden. From the entrance hall there are doors to the ground floor bathroom with bath, wall hung basin, obscured window to side, separate WC with obscured window to side and low-level WC.

Stairs rise to the first floor landing with window to side and doors off to the bedrooms. Bedroom one has two windows to front where a clear view of the Orford Castle can be enjoyed, a built-in cupboard with shelving, floor mounted night storage heater and evidence of original fireplace which has been boarded. Bedroom two is a further double room with access to loft and window to rear, evidence of a feature fireplace that has been boarded and door to airing cupboard with pre-lagged water cylinder and slatted shelving, and floor mounted night storage heater. Bedroom three is a single room with window to rear.

## Outside

The property is approached from the highway via a pathway that leads to the front door and then circumnavigates the property. The front garden is mainly laid to lawn and enclosed by hedging. To the rear of the property there is a generous garden which is mainly laid to lawn with established shrub and hedge borders, enclosed partly by fencing and hedging. There is paved hardstanding to the rear of the outbuildings.

The vendor requires offers to be accompanied by a Flagship Combined Declaration of Interest and Buyer Qualification Form, which is also included within these particulars and this needs to be completed by hand. Please see 'Notes' towards the end of these details for further information regarding the buying process.

## NB.

- Interested parties should note that there is a structural survey available on request from the agents.
- Interested parties who require mortgage funding should check with the lender that the property meets their lending criteria.

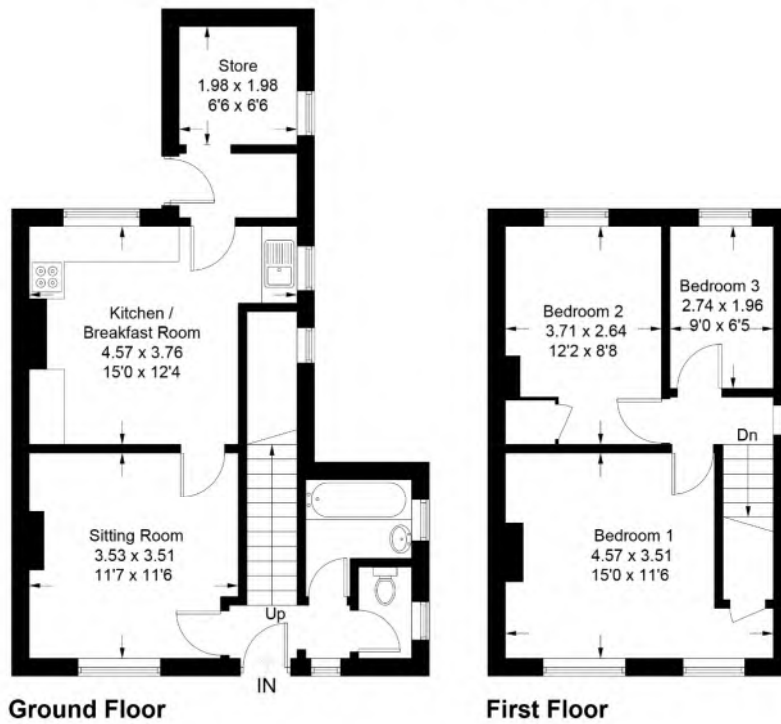






## 8 Nightingale Place, Orford

Approximate Gross Internal Area = 79.9 sq m / 860 sq ft



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Produced for Clarke and Simpson





*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, and electricity. Electric storage heaters.

*Annual Maintenance Charge* The property is subject to a annual ground maintenance charge of £35.25.

*Broadband* To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = F (Copy available from the agents upon request).

*Council Tax* Band B; £1,795.24 payable per annum 2026/2027

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

## NOTES

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise.
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.
3. The vendor, Flagship Housing Limited, requires offers to be accompanied by a Flagship Combined Declaration of Interest and Buyer Qualification Form, which can be obtained from the agent. This needs to be printed and completed by hand, but can then be scanned/photographed and emailed to Clarke & Simpson.
5. In cases where applicants are purchasing the property with cash funds, the vendor requires exchange and completion to take place within 28 days of instructing legal representatives and reserves the right to abort the sale if this condition is not met.
6. There is an engrossment fee of £150 payable by the purchaser upon completion.
7. Flagship Housing Limited has informed the agent that there may be a covenant upon the garden of the property. Please speak to the agent for further information.
8. There is a structural report available for interested parties. Please speak to the agent for details.



## Directions

On entering the village of Orford, proceed towards to the centre of the village where Ferry Road can be found as the third turning on your left. Turn into Ferry Road and immediately left again into Nightingale Piece. Follow the road down to the end of the cul-de-sac where number 8 can be found on the right hand side identified by a Clarke and Simpson 'For Sale' board.

For those using the What3Words app:  
///acoustics.offer.earlobes



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.

## **DECLARATION OF INTERESTS BY PROSPECTIVE BUYERS**

Property Address:

This declaration is designed to prevent conflicts of interests between Flagship Housing Limited and prospective buyers of property from Flagship Housing Limited.

As a result of this declaration Flagship Housing Limited may not be able to sell a property to you if you are an employee or Board Member of Flagship Housing Limited or if you are a contractor, consultant or supplier to Flagship Housing Limited or if you are related to or a close personal friend of an employee or a Board Member or a contractor, consultant or supplier to Flagship Housing Limited.

The definition of a “relative” includes – Parents, spouse, domestic/civil partner, child, grandchild, siblings/siblings-in-law, step relative or any member of your household.

The form below is for you to declare if you are a Board Member, an employee or a contractor, consultant or supplier to Flagship Housing Limited or a relative or close personal friend of a Board Member, an employee or a contractor, consultant or supplier.

Parties purchasing **in joint or under company name** must complete **separate DOI forms** for **each individual involved in the purchase**. This includes all named Directors of the company, for example: *John Doe (on behalf of Jane Doe Ltd)*.

|                                                                                |                                                                                                                                                                          |     |    |
|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|
| Please answer the following questions by <b>circling</b> Yes/No as appropriate |                                                                                                                                                                          |     |    |
| 1                                                                              | Are you a current tenant of Flagship Housing Limited?                                                                                                                    | Yes | No |
| 1a                                                                             | Are you a current employee of Flagship Housing Limited?                                                                                                                  | Yes | No |
| 1b                                                                             | Are you a current board member of Flagship Housing Limited?                                                                                                              | Yes | No |
| 1c                                                                             | Are you a principal proprietor, director or employee of any company, firm or practice with which Flagship Housing Limited does business?                                 | Yes | No |
| 1d                                                                             | Are you an employee of the Local Authority or member of a Town or Parish Council or other like-minded organisation working in partnership with Flagship Housing Limited? | Yes | No |
| 1e                                                                             | Are you related to someone who falls into the category of 1, 1a, 1b, 1c, or 1d above?                                                                                    | Yes | No |
| 1f                                                                             | Are you a close personal friend to someone who falls into the category of 1, 1a, 1b, 1c, or 1d above?                                                                    | Yes | No |
| 2                                                                              | If you have circled ‘Yes’ to any of Q1, please provide the details here.                                                                                                 |     |    |
| 3                                                                              | Signed                                                                                                                                                                   |     |    |
| 4                                                                              | Print Name                                                                                                                                                               |     |    |
| 5                                                                              | Date of Declaration                                                                                                                                                      |     |    |

## FLAGSHIP BUYER QUALIFICATION FORM

Property Address:

| Purchaser type: (Please tick against the correct response) |  |
|------------------------------------------------------------|--|
| First Time Buyer                                           |  |
| Investor (Buy to Let)                                      |  |
| Investor (Other)                                           |  |
| Owner/Occupier                                             |  |
| Other (please specify)                                     |  |

| Funding method: (Please tick against the correct response) |  |
|------------------------------------------------------------|--|
| Standard Mortgage                                          |  |
| Cash                                                       |  |
| Bridging Loan                                              |  |
| Cash from Sale                                             |  |
| Gifted Funds                                               |  |
| Other (please specify – i.e. combination of funding)       |  |

| Completion Declaration                                                                                                                               |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>If purchasing with cash:</b> I confirm that I will be in a position to exchange contracts within 28 days as required by Flagship Housing Limited. |  |
| Signed                                                                                                                                               |  |
| Print Name                                                                                                                                           |  |
| Date                                                                                                                                                 |  |