



**Thoroughfare, Woodbridge IP12 1AA**

**welcome to**

**Thoroughfare, Woodbridge**

This cosy two bedroom cottage is tucked away off the main Thoroughfare, in the heart of Woodbridge, affording easy access to all its shopping and recreational facilities.



## 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

Access to the property is via a split level stable style door into the...

## Kitchen

12' 9" Max. x 7' 5" Max. ( 3.89m Max. x 2.26m Max. )  
Fitted with a range of wall and base mounted units with work surfaces over, single sunken sink with mixer tap over, built-in Bosch induction hob and Built-in Bosch oven. fridge/freezer, space for washing machine. Window to the front of the property and window to the side. Under the stairs storage cupboard, stairs to the first floor. Door to the...

## Lounge

12' 5" Max. x 9' 7" Max. ( 3.78m Max. x 2.92m Max. )  
Wood burner set on a slate hearth, 2 windows, with fitted shutters, to the front of the property.

## First Floor Landing

Exposed wooden floor, radiator, window to the front fitted with made to measure blinds.

## Master Bedroom

9' 7" Max. x 11' 6" Max. ( 2.92m Max. x 3.51m Max. )  
Two double glazed windows to the front, wooden flooring, 2 double built-in wardrobes, radiator.

## Bathroom

Fitted with a three piece suite comprising bath with shower over, shower screen, vanity wash hand basin and low level WC. Half tiled walls, double glazed window to the front, wooden flooring.

## Bedroom Two

An irregular shaped room. Built-in storage cupboard, window to the front of the property.



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## Thoroughfare, Woodbridge

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Centre of Town Location
- Convenient for Shopping & Recreational Facilities

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

**£190,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WBG107212 - 0003

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