

For Sale by Online Auction

An extended four-bedroom, semi-detached, former local authority house with double storey side extension, located in the popular village of Burgh, near Woodbridge.



Guide Price

£225,000

Freehold

Ref: P7896/B

Address

1 Seven Gardens Road
Burgh
Woodbridge
Suffolk
IP13 6PX



Entrance hall, sitting room, ground floor wet room, kitchen/breakfast room, utility room, inner hall, further sitting room and ground floor bedroom with en-suite shower room.

Three first floor bedrooms with a shower room. Two attic rooms.
Driveway providing ample off road parking.
Generous garden to rear and outbuildings.

No onward chain.

For Sale By Timed Online Auction - 29th July 2026

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

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

Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on **29th July 2026** and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel **with completion 20 working days from exchange**. For details of how to bid please read our Online Auction Buying Guide.

We are currently awaiting receipt of the Auction Legal Pack from the seller's solicitor. Interested parties are advised to contact the selling agents to register their interest and will be notified immediately upon the pack becoming available.

Once this is available you will be able to view online and interested parties should Register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or alike, please visit the Online Property Auctions section of Clarke and Simpson's website to Watch, Register and Bid.

Seller's Solicitors

The seller's solicitor is Flagship Conveyancing, 31 King Street, Norwich, Norfolk NR1 1PD; Email: conveyancing@flagship-group.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Note

For those wishing to bid at auction, it is essential that each buyer "wet" signs a copy of the Flagship Declaration of Interest and Buyer Qualification Forms. Please contact the agent for further details.

Location

1 Seven Gardens Road is situated within the small rural village of Burgh. Burgh is about one mile from the neighbouring village of Grundisburgh which benefits from a village shop, post office, primary school and public house, The Dog. Burgh is also ideally located for both the historic market town of Woodbridge, approximately 4 miles to the south-east, as well as the County Town of Ipswich, some 6 miles to the south-west. Fast Inter-City trains from Ipswich to London's Liverpool Street station take just over the hour. Woodbridge is best known locally for its picturesque riverside setting with marina and associated boat services. It is also highly regarded for its good choice of schooling in both state and private sectors and offers a variety of shops, restaurants, a cinema and theatre, and recreational facilities. The Heritage Coast lies within 18 miles with popular centres such as Orford, Aldeburgh, Thorpeness, Walberswick and Southwold all within easy reach.

Description

1 Seven Gardens Road is an extended four-bedroom, semi-detached, former local authority house with rendered and colour washed elevations built of traditional construction. Whilst it is believed to have oil-fired central heating and double glazing throughout, it now requires a complete schedule of renovation and refurbishment.

The property offers well laid out accommodation over two floors, comprising an entrance hall leading to a sitting room with a front-facing window and wooden flooring. A door opens into the inner hall and kitchen/breakfast room with separate utility room, where there is a door to the ground floor wet room with basin and WC, although there is no shower.

The kitchen/breakfast room is fitted with a range of hand-painted wooden units, a breakfast bar with sink unit and mixer tap, and slate tiled flooring. Opening from the kitchen is a utility area with a polycarbonate roof, slate tiled floor, a range of wall and base units, and a partially glazed door leading to the garden.

Beyond this is a further sitting room featuring French-style doors opening onto the rear garden, a side window, red brick chimney breast, and laminate-style flooring. An opening from here leads to the ground floor bedroom, which benefits from a range of fitted wardrobes and access to an ensuite shower room with just a shower cubicle in.

Stairs rise from the kitchen to the first floor landing, which has a front-facing window and loft access. Bedroom two is a dual aspect room with windows to both the front and rear. Bedroom three is a small single room with a cabin bed, rear-facing window, and an airing cupboard housing a pre-lagged water cylinder and shelving. Bedroom four is also a small single room with a rear-facing window. There is a separate shower room fitted with a built-in shower cubicle with electric shower and a close-coupled WC. A second staircase rises from the larger sitting room and provides access to two further rooms, currently used for storage and playroom space.

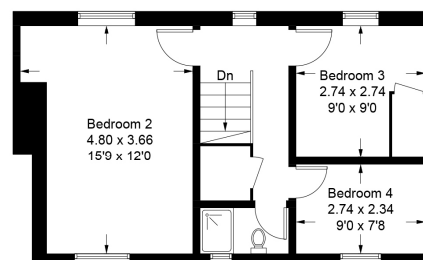
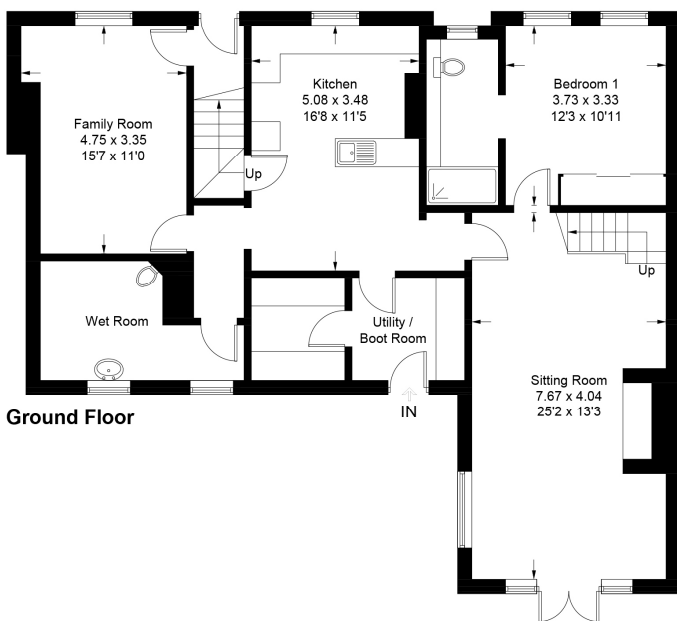
Outside

Outside, the property occupies a generous plot with ample off-road parking and driveway to the front. Immediately to the rear of the property is a paved terrace with outside kennels and a generous garden. A pathway then leads to the rear of the sitting room, where there is a further paved terrace with a timber pergola and timber shed. The remainder of the garden includes a range of timber buildings together with a substantial timber and brick-built single-storey shed.

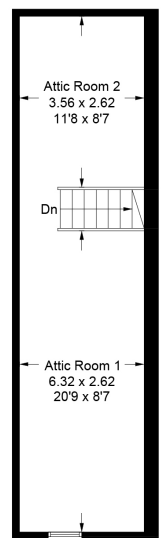


1 Seven Gardens Road, Burgh

Approximate Gross Internal Area = 179.9 sq m / 1936 sq ft



First Floor



First Floor







Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Believed to have oil-fired central heating.

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>

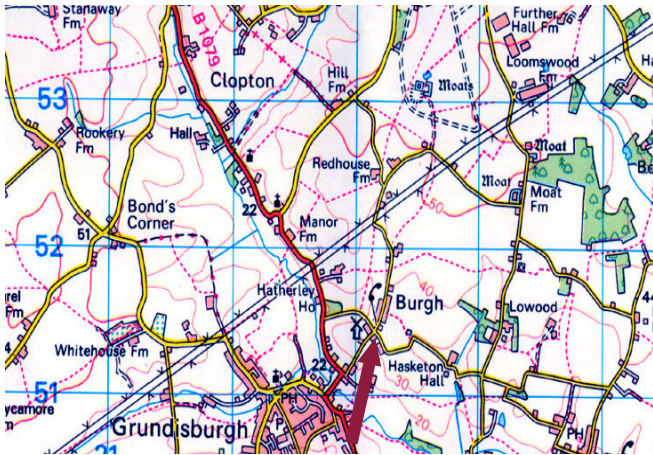
EPC Rating = D (Copy available from the agents upon request).

Council Tax Band B; £1,737.54 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. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent 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. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first. Please note that in this instance Flagship have stated that the property will be sold by auction only.
4. Additional fees: Buyers Administration Charge - £1,200 including VAT (see Buying Guide). Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.
6. Flagship Housing Ltd have a restriction against use of the property as a House of Multiple Occupation (HMO). The incoming purchaser may wish to explore a release of this restrictive covenant with Flagship Housing Ltd directly.
7. Any prospective buyer interested in adding additional units, subdividing the garden, or altering the property's use will be required to obtain a release of covenant from Flagship Ltd, along with the necessary permissions.
8. It should be noted that there are no regulatory compliance certificates available, and any prospective bidder is encouraged to make their own enquiries.



Directions:

From the A12 Woodbridge by-pass, take the B1079 heading west at the Dobbies Garden Centre roundabout to Grundisburgh. Continue on the B1079 through Grundisburgh village and just after going over a small bridge, turn right where signposted to Burgh on a sharp left-hand bend. Proceed through the village of Burgh and the property will be found at the top of the hill on the right just before the crossroads.

What3Words location: ///judge.congested.indeed



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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 circling 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		



IF PURCHASING AS A COMPANY, PLEASE COMPLETE THE FOLLOWING DECLARATION IN ADDITION TO OVERLEAF

To satisfy our Regulator, please **cross out** Yes/No as appropriate to provide specific confirmation that your company **is not** any of the following:

Please be aware that any changes to company name after initial issue of the Memorandum of Sale will require the purchaser to pay a £220+VAT admin fee.

Is the company a registered provider of social housing? (current or intended)	Yes	No
Is your company a non-registered organisation providing social housing?	Yes	No
Is your company a charity? (whether registered with the charity commission or not)	Yes	No
Please provide the name(s) of any additional Director(s) for your company		
Signed		
Print Name		



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	
I confirm that I can meet the 28-day deadline for completion as noted on the auction agreement.	
Signed	
Print Name	
Date	