





Greenacres, Debenham Corner, Wetheringsett,
STOWMARKET, IP14 5QE

william h brown

welcome to

Greenacres, Debenham Corner, Wetheringsett, STOWMARKET

Situated in an idyllic countryside location is this two bedroom Park Home with driveway and private garden. Greenacres Park is an over 55's residential site, benefitting good-sized rooms and double glazing throughout. Call us to book your viewing now!

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.

Wetheringsett

Wetheringsett is an enchanting village in the heart of Suffolk, England. Known for its picturesque landscapes and rich history, this quaint settlement offers a glimpse into traditional English rural life.

Wetheringsett is located in the district of Mid Suffolk, surrounded by the scenic beauty of the Suffolk countryside. The area is characterised by gently rolling hills, lush green fields, and meandering country lanes. Its serene environment makes it an ideal spot for those seeking tranquillity away from the hustle and bustle of urban life.

Wetheringsett is a tight-knit community where residents enjoy a slower pace of life. The village hosts several local events throughout the year, fostering a strong sense of community. Traditional pubs and quaint tea rooms offer social hubs for both locals and visitors.

Wetheringsett is conveniently located near the market town of Stowmarket, providing access to a range of amenities and services. The village is also a short drive from the bustling town of Ipswich, offering additional cultural and recreational opportunities.









Accommodation
Living Room
Two windows to front, window to side and glazed door to front, coved ceiling, electric fire and surround, two radiators and carpeted flooring.

Kitchen
Window to rear, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, electric oven with hob and cooker hood over, integrated fridge freezer, coved ceiling, radiator and vinyl flooring.

Utility
Glazed door to rear, fitted with a range of wall and base units with roll top work surfaces, space for washing machine, built-in cupboard, coved ceiling, radiator and vinyl flooring.

Hall
Access to loft, coved ceiling and carpeted flooring.

Bedroom One
Window to side, coved ceiling, built-in wardrobe, radiator and carpeted flooring.

Bedroom Two
Window to rear, coved ceiling, built-in wardrobe, radiator and carpeted flooring.

Shower Room
Frosted window to rear, fitted with a three-piece suite comprising a shower cubicle, pedestal hand wash basin and low level WC, coved ceiling, part tiled walls, radiator and vinyl flooring.

Outside
Garden
Fence enclosed, patio and lawn areas, flower and shrubbery borders, greenhouse, storage shed, raised beds, outside light and tap.

Driveway
Block paved for 1 car.

Agents Notes
The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

£586.89 Per Quarter For Ground Rent to M&W Jay Park Homes LTD

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.

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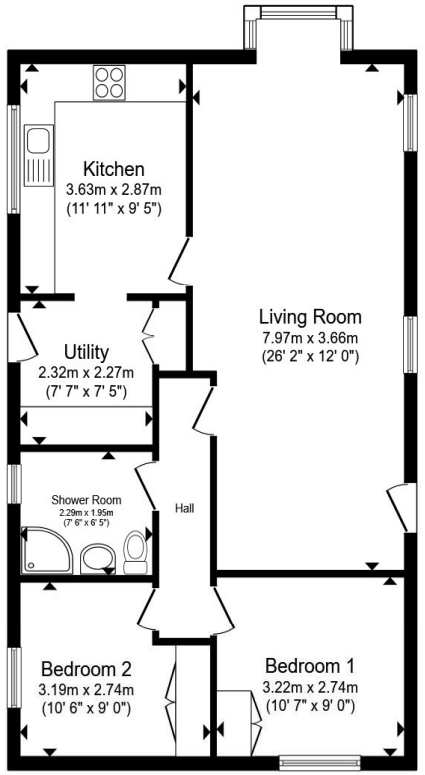
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Over 55's Park Home
- Two Bedrooms

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

guide price

£60,000



Total floor area 73.2 m² (788 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

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The Property Ombudsman

Property Ref:
SMK105525 - 0008

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.

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