




william
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for sale
Sudbury
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Westfield, Clare, Sudbury CO10 8NU


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welcome to

Westfield, Clare, Sudbury

A two bedroom bungalow, situated in the sought after town of Clare. The property offers spacious accommodation and the rear garden has panoramic views over the countryside. Some updating required.



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 Hall

Door to front aspect. Doors leading to bedrooms, living room, kitchen and bathroom.

Living Room

13' 1" x 10' 9" (3.99m x 3.28m)
Double glazed window to front aspect. Fireplace housing coal fire (not tested). Radiator.

Bedroom One

11' 1" x 9' 6" (3.38m x 2.90m)
Double glazed window to front aspect. Radiator.

Bedroom Two

8' 9" x 8' 4" (2.67m x 2.54m)
Double glazed window to rear aspect. Radiator.

Kitchen

10' 3" x 7' 2" (3.12m x 2.18m)
Two double glazed windows to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Integral oven with inset hob. Space for appliances. Radiator. Door leading to Inner Hall.

Inner Hall

Door leading to garden.

Bathroom

Double glazed window to rear aspect. Suite comprising WC, wash hand basin and bath. Radiator.

Front Garden

The front garden has areas of bath, with a pathway and steps leading to the front door.

Rear Garden

The rear garden is a blank canvas for future purchasers to make their mark. Currently predominantly laid to wood chip, there are two outbuildings and the garden has far reaching views over the countryside.



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welcome to

Westfield, Clare Sudbury

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- End terraced
- Front and rear gardens

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

guide price

£165,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD110512 - 0004

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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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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