



The Firs, Stone Street, Boxford, Sudbury CO10 5NR

welcome to

The Firs, Stone Street, Boxford, Sudbury

NO ONWARD CHAIN Occupying a generous plot within the highly regarded and well serviced village of Boxford is this beautiful grade II listed home, brimming with character throughout and offering a spacious and flexible layout. The property is enhanced with carports and garage.

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.

Kitchen / Diner

Stable entrance door. Two windows to front with secondary glazing. Two radiators. Exposed timbers and brick flooring. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with mixer tap set into wooden worktop. Integral oven with five ring gas hob. Integral microwave. Airing

cupboard. Door leading to sitting room and:-

Lounge

Two windows to side aspect and one to front aspect with secondary glazing. Two radiators. Exposed timbers. Stairs rising to first floor. Brick fireplace with inset wood burner.

Sitting Room

Large window to side aspect. Well with brick surround and iron grate. Door leading to cloakroom and:-

Snug / Ground Floor Bedroom

Vaulted ceiling. French doors to rear aspect. Windows to three aspects. Built in storage cupboards. Radiator.

Cloakroom / Utility Room

Window to side aspect. Plumbing for washing machine. Suite comprising low level WC and wash hand basin. Radiator.

Landing

Window to side aspect with secondary glazing. Exposed brick walls and timbers. Radiator.

Bedroom One

Windows to front and side aspects with secondary glazing. Vaulted ceiling. Exposed timbers, radiator.

Bedroom Two

Window to side aspect with secondary glazing. Built in wardrobes.

Ensuite

Suite comprising low level WC, vanity wash hand basin and shower cubicle. Radiator.





Bedroom Three

Leading to bedroom Two. Window to side aspect with secondary glazing. Vaulted ceiling. Exposed timbers. Built in wardrobes. Radiator.

Bathroom

Velux window. Exposed timbers. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Radiator.

Garden

A double gate leads to the large shingled driveway that in turn leads to the garage and car ports. The remainder is predominantly laid to lawn with a number of mature shrubs and trees. Summer house, garage with power and lighting. Oil tank.

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

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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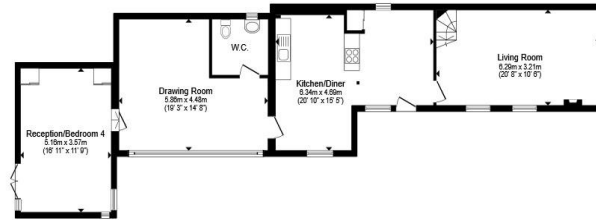
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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Grade II listed character home

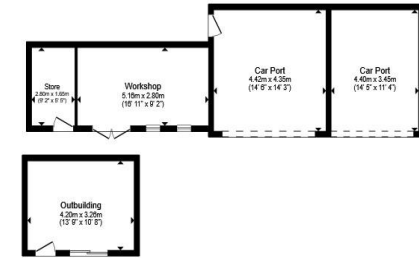
Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

guide price

£450,000



Ground Floor



Outbuilding



First Floor

Total floor area 179.2 m² (1,929 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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Property Ref:
SUD111613 - 0003

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