



**Judith Avenue, Knodishall Saxmundham IP17 1UY**



**welcome to**

## **Judith Avenue, Knodishall Saxmundham**

This three-bedroom detached bungalow presents an exceptional opportunity for those seeking a project with immense potential, situated in the highly desirable village of Knodishall, Suffolk - a chance to create your dream home in Knodishall!

### **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.

### **Judith Avenue, Knodishall**

The popular and sought after village of Knodishall has a number of amenities including a village store, public house, primary school and garage. The village is situated about one mile south of the busy town of Leiston with its traditional range of High Street shops, supermarket, doctors and dental surgeries, cinema, leisure centre and swimming pool complex.

The Suffolk Heritage Coastline lies just a short drive away with easy access to Thorpeness with its popular boating lake and long shingle beach. The ever popular town of Aldeburgh with its vast array of amenities and leisure facilities is about four miles from the property. The National Trust reserves, RSPB Minsmere bird sanctuary and the Sanderlings Heath are all within easy reach. The market town of Saxmundham, with its good shopping facilities is situated about four miles to the west and offers good access to the A12 trunk road, the station in the town has an hourly service to London Liverpool Street via Ipswich.

### **Accommodation Entrance Porch**

Double glazed entrance door with double glazed windows to side aspects. Door leading to:-

### **Entrance Hall**

With carpeted flooring, storage, radiator and access to loft (which is insulated and partially boarded).

### **Cloakroom**

Low level WC, pedestal wash hand basin, tiled walls and obscure double glazed window to rear aspect.

### **Living Room**

19' 11" x 14' max ( 6.07m x 4.27m max )  
Carpeted flooring, log burner with brick surround and double glazed windows to front and side.

### **Kitchen, Diner**

13' 7" x 13' 5" ( 4.14m x 4.09m )  
Base and eye level units with adjoining worktop. Integrated double oven. Space for further oven. Sink with mixer taps over. Radiator. Tiled splashbacks. Double glazed windows to side and rear plus double

glazed door to rear leading into the utility porch, providing access into garden.

### **Bedroom One**

13' 7" x 11' 9" ( 4.14m x 3.58m )  
Carpeted flooring, radiator and double glazed window to front.

### **Bedroom Two**

11' 11" x 11' 10" ( 3.63m x 3.61m )  
Carpeted flooring, radiator and double glazed window to side.

### **Bedroom Three**

11' 10" x 9' 3" ( 3.61m x 2.82m )  
Carpeted flooring, radiator, wardrobe to remain and double glazed window to side.

### **Bathroom**

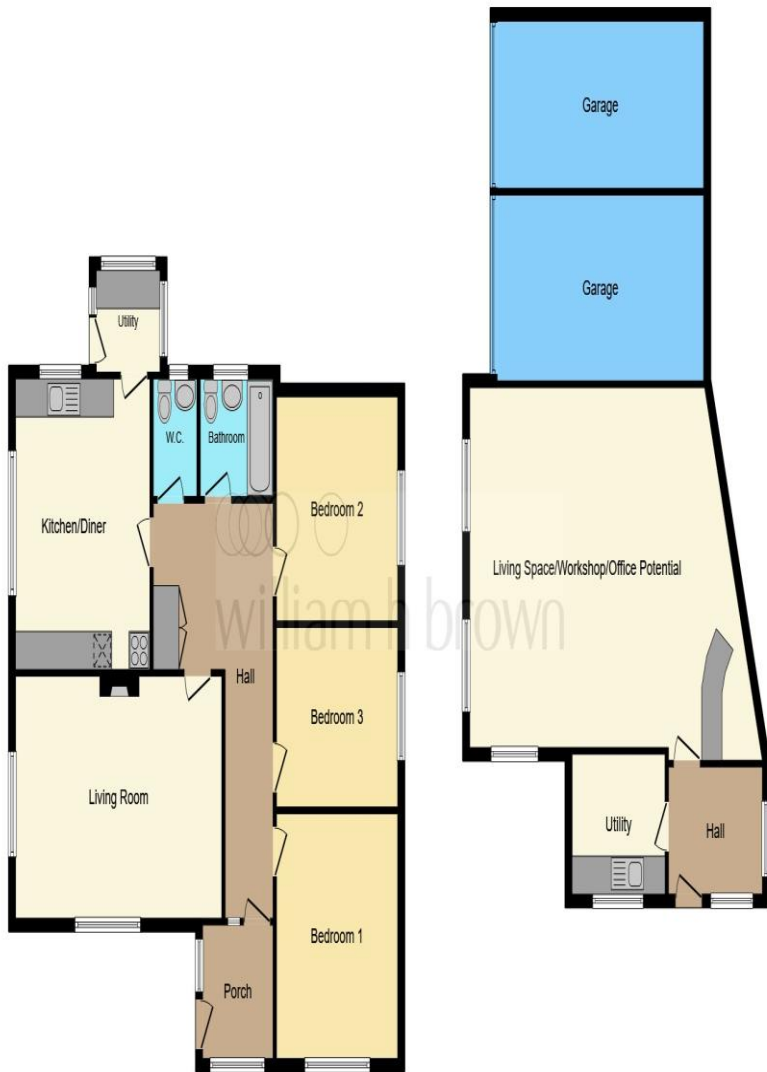
Three piece suite comprising of P shape bath with shower over, low level WC and pedestal wash hand basin. Tiled walls. Radiator. Obscure double glazed window to rear.

### **Outside Garden**

A wraparound garden, mostly laid to lawn to the front with flower borders and various mature trees and shrubs. Mostly paved to the rear, with huge potential. Shed to remain. Gate to side providing access to front. Driveway to front providing parking for at least 4 cars. Small garden to side, wall and fence enclosed mostly laid to lawn. Access into:-

### **Outbuilding, Annex: Entrance**

11' 7" x 6' 6" ( 3.53m x 1.98m )  
Double glazed entrance door with double glazed windows to side.



**Floor Plan**

**Outbuilding**

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.focalagent.com](http://www.focalagent.com)



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- OPEN HOUSE - Friday 24th April 10am-11am - By Appointment Only
- Detached Bungalow With Development Potential (STPP)

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

guide price

**£330,000**



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Property Ref:  
FLH104224 - 0016

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