



Cobbold Road, WOODBRIDGE IP12 1HA

welcome to

Cobbold Road, WOODBRIDGE

Conveniently located for the local schools, this two bedroom mid terrace is offered for sale with no onward chain.



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.

Outside

To the front there is a small area of garden, with pathway leading to the entrance door.

Living Room

16' 1" x 12' 7" (4.90m x 3.84m)

With door and window to the front, feature fireplace with inset electric fire, spiral staircase giving access to the first floor, wood flooring, door to the...

Kitchen

12' 7" x 7' 6" (3.84m x 2.29m)

Fitted with a range of wall and base mounted units with worktops and splashback over, stainless steel sink, water softener, space for white goods, window and door to rear, space for a table, wood flooring.

First Floor Landing

Doors to all rooms.

Bedroom One

12' 7" x 8' 2" (3.84m x 2.49m)

Window to front, storage heater.

Bedroom Two

12' 7" x 7' 5" (3.84m x 2.26m)

Window to rear, airing cupboard housing the hot water tank, loft hatch.

Shower Room

Walk-in shower cubicle fitted with a Mira power shower, Aquaboard surround, low level WC, vanity wash hand basin with mixer tap, storage under and splashback over, heated towel rail, extractor fan and wood effect flooring.

Rear Garden

Commencing with a paved area, the enclosed garden is mainly laid to lawn, with shrub border, garden shed and pathway leading to a gated rear access.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Convenient for Local Schools

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

guide price

£175,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG109286 - 0006

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