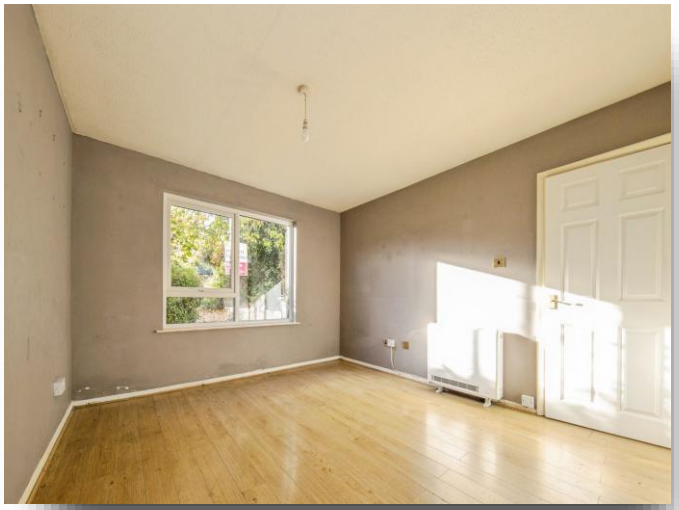






Simons Cross, Wickham Market, Woodbridge IP13 0SU

william h brown

welcome to

Simons Cross, Wickham Market, Woodbridge

A three bedroom semi-detached house situated at the end of a quiet close, offering off road parking and garage with double length driveway. The property is a short walk to parks, amenities and local schooling.

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

Storage radiator and understairs storage space. Grey wood effect flooring.

Cloakroom

Double glazed window to front aspect. Suite comprising low level WC and wash hand basin. Fully tiled walls.

Lounge

Double glazed window to front aspect. Oak effect flooring. Storage radiator. TV point.

Kitchen / Diner

This large open plan room is perfect for entertaining and is flooded by light from two double glazed windows to the rear and a door leading through to the garden. Grey wood effect flooring. Storage radiator. Fitted with a range of matching wall and base units over areas of grey stone effect work surface. Stainless steel sink and drainer unit with chrome mixer tap. Integrated oven with electric hob and extractor over. Space for appliances.

Landing

Double glazed window to side aspect. Storage cupboard and airing cupboard.

Bedroom One

Double glazed window to rear aspect. Wood effect flooring. Fitted wardrobe. Electric radiator, access to loft.

Bedroom Two

Double glazed window to front aspect. Wood effect flooring. Electric radiator.

Bedroom Three

Double glazed window to front aspect. Wood effect flooring. Electric radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, pedestal wash hand basin and bath with overhead shower and shower screen. Fully tiled. Tile effect flooring.









Garage
The garage is opposite the property and has two parking spaces, one to the front and one to the side. Potential to convert to a double garage (STPP). Up and over door. Currently used for storage.

Front Garden
Hard standing pathway leading to the front door. A large grassed area with hedging and side access leading through to the rear garden.

Rear Garden
The un-overlooked, fully enclosed rear garden has hedging to the sides and rear. There is a large grassed area with white stone flower beds. Path to the rear and sides. Side access gate. Outside tap and lighting.

Agent's Notes:
*The vendor has advised that the solar panels at the property are fully paid for. They provide the energy for the storage heaters, creating savings on energy bills.

*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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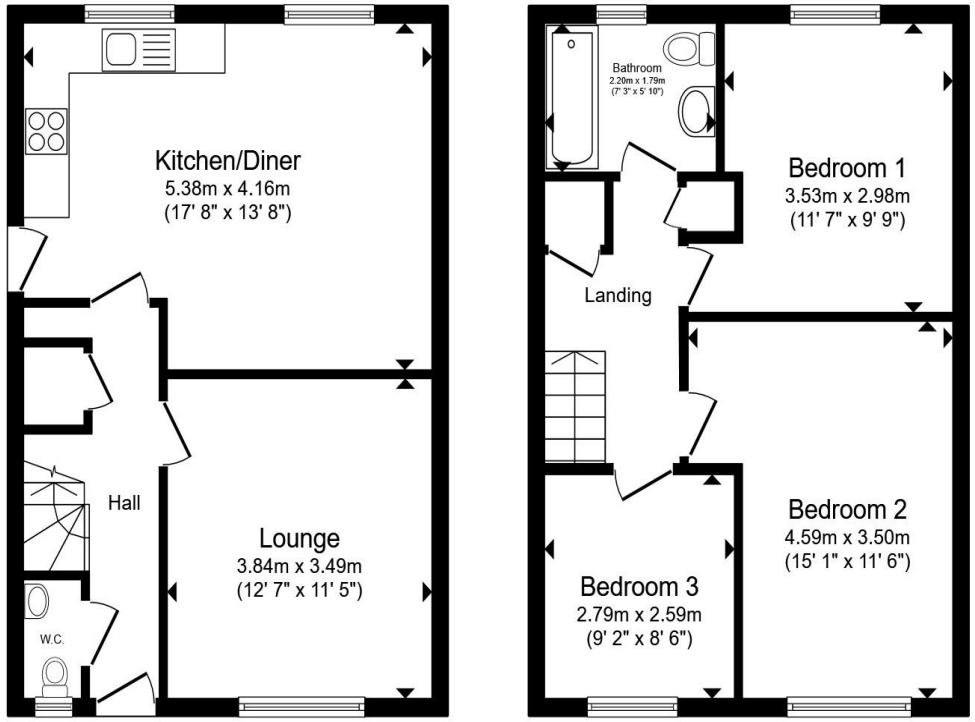
Simons Cross, Wickham Market, Woodbridge

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Solar panels & cavity wall insulation
- Garage and double driveway

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

guide price

£200,000



Total floor area 87.1 m² (938 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:
WBG109572 - 0005

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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