

Summary

CHARACTER AND CHARM. Two bedroom Grade II Listed cottage, situated on the outskirts of Sudbury offered with NO ONWARD CHAIN. The property boasts an ensuite bathroom, ground floor cloakroom, exposed timbers and a magnificent INGLENOOK FIREPLACE. With the added bonus of a SOUTH FACING GARDEN and purpose built STUDIO/WORKSHOP.

Description

Approximate Room Sizes

SITTING/DINING ROOM 14' 6" x 14' (4.42m x 4.27m) With a fine red brick inglenook fireplace with 10' (3m) wide carved oak bressumer above, raised brick hearth, iron fire basket and canopy and old salt/log recess to one side. Fine heavy exposed wall and ceiling timbers, red clay pammet floor. Old oak ledged and braced front door with very historic wooden cased lock, leaded light window to the front and a leaded light window and oak ledged and braced door through to the inner hall. Two night storage heaters, four wrought iron wall lights and door to:

STUDY 8' 9" x 4' 3" (2.67m x 1.3m) Useful for books or an ideal study recess with small leaded light window to the front, cupboard housing electricity meter and modern trip switch panel, fitted shelving and worktop.

INNER HALL 8' 6" x 5' 6" (2.59m x 1.68m) With quarry tiled floor, exposed wall and ceiling timbers, including open studwork looking through the kitchen out to the garden. Ledged and braced door to the staircase, storage heater and door to the shower room.

SHOWER/CLOAKROOM 5' 6" x 5' (1.68m x 1.52m) With corner shower cubicle with glass door and shower assembly, white low flush WC and pedestal handbasin with tiled splashback. Leaded light window to the rear, wall mounted fan heater, extractor fan and heated towel rail.

KITCHEN 10' 6" x 9' 6" (3.2m x 2.9m) With two wide casement windows above the sink and worktop looking right down the garden and an oak ledged and braced door to the side with diamond fanlight and another wooden cased lock (with original key) to the rear. Fitted with a range of light oak fronted wall and base cupboards and granite work surfaces with upstands. Sink with mixer tap, glass splashback, integrated appliances, halogen hob, electric oven and extractor over. Quarry tiled floor, some exposed timbers.

LANDING 4' 6" x 4' 6" (1.37m x 1.37m) A three way turning staircase with quarter and half landings, window to the rear, fine red brick exposed chimney stack and beams. Stripped pine ledged and braced or panelled doors to both bedrooms and the cloakroom.

BEDROOM ONE 13' 9" x 11' 3" (4.19m x 3.43m) With secondary glazed leaded light window to the front, good high ceiling, built-in wardrobe cupboards all along one wall with low re doors, further high level cupboard above dressing recess with light. Airing cupboard with hot water cylinder and two stage immersion heater (Economy 7 and normal), night storage heater and ledged and braced oak door to:

ENSUITE 7' 6" x 4' 9" (2.29m x 1.45m) With window to the front, white traditional style suite comprising panelled steel bath with antique gold effect mixer tap and shower attachment and Corinthian column pedestal handbasin, partly tiled walls, heated towel rail.

BEDROOM TWO 9' 9" x 8' 6" (2.97m x 2.59m) With secondary glazed leaded light window to the rear, good high ceiling, one or two exposed timbers, built-in double wardrobe cupboard, night storage heater, high level shelf and recess with shelving.

UPSTAIRS CLOAKROOM With high flush WC, leaded light window to the rear.

GARDENS Small front garden with lots of spring bulbs and a step down with path up to the front door and small forecourt in front of the house. The rear garden is well laid out and stocked with a large flagstone terrace incorporating an attractive feature well (recently restored) covered with wrought iron grill and lighting. There is then a flagstone path leading down through various flower and shrub borders all the way down to the far end. In front of the studio is a further paved patio with a greenhouse halfway down. Other gardens on either side and pedestrian access across next door's garden

out to the road (no rights of way across this property).

HOME OFFICE/STUDIO 16' 6" x 12' 6" (5.03m x 3.81m) This is a substantial purpose built building at the far end of the garden. The main part is of rendered block construction under a proper pitched tiled roof and the front part has a vaulted clear roof. At the rear is a timber built store. Comprising the main studio/office room with fully plastered walls, parquet flooring, night storage heater with proper power supply and switch gear and two wall lights. Door through to the workshop/store behind.

AUCTIONEER COMMENTS: This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, Iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with Iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by Iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

Services – Mains Gas, Water and Electricity

Post Code – CO10 2DB

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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If you would like to speak to one of our mortgage advisors call now – 01787 468400
Your home may be repossessed if you do not keep up repayments on your mortgage.



Contact Details
6 King Street, Sudbury, Suffolk, CO10 2EB
Tel: 01787 468400
Email: sudbury@bychoice.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Middleton Road | Sudbury | CO10 2DB

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Starting Bid - £200,000

- Two Bedrooms
- En-Suite Bathroom and WC
- Ground Floor Shower/Cloakroom
- Inglenook Fireplace
- Office/Studio with Power Supply
- South Facing Garden
- Easy Access to Sudbury Town Centre