

Summary

A two bedroom mid terrace home benefiting from a sitting room and kitchen/diner to the ground floor, and the two bedrooms and bathroom to the first floor. Outside the property benefits from front and rear gardens as well as allocated parking space. The property is a short walk to amenities including convenience shops, doctors surgery, primary school and pubs.

Description

Approximate Room Sizes

A two bedroom mid terrace home benefiting from a sitting room and kitchen/diner to the ground floor, and the two bedrooms and bathroom to the first floor. Outside the property benefits from front and rear gardens as well as allocated parking space. The property is a short walk to amenities including convenience shops, doctors surgery, primary school and pubs.

ENTRANCE PORCH Door leads into entrance hall. With radiator, double glazed window to side and door to sitting room.

SITTING ROOM 12' 6" x 11' 4" into under stairs recess (3.81m x 3.45m) Stairs to first floor, double glazed window to front, radiator and door to kitchen.

KITCHEN 12' 6" max x 9' 4" max (3.81m max x 2.84m max) With a range of fitted base units, hanging wall cupboards, worktops and drawers, tiled splashbacks. Inset stainless steel sink, built-in oven and hob with extractor over. Fixed breakfast bar, space for washing machine. Double glazed door to rear garden. Boiler.

FIRST FLOOR LANDING With radiator, two fitted storage units (currently used as bookcases). Access to roof space.

BEDROOM 1 10' 5" x 8' (3.18m x 2.44m) Built-in wardrobe, radiator and double glazed window to front aspect.

BEDROOM 2 9' 6" x 6' 2" (2.90m x 1.88m) Radiator, double glazed window to rear. Airing cupboard.

BATHROOM Pedestal wash basin, low level W.C., panel bath with shower over, radiator. Double glazed window to rear.

OUTSIDE To the rear of the property the garden is mainly planted, with shrubs and flowers to border, pond. Shed and gate to rear, with access to the off-road parking. To the front of the property there is a small garden with shrubs to border and a tree.

AGENTS NOTE Please note the photos used for the marketing are those used prior to the most recent tenancy.

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 (for standard Grade 1 properties). 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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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

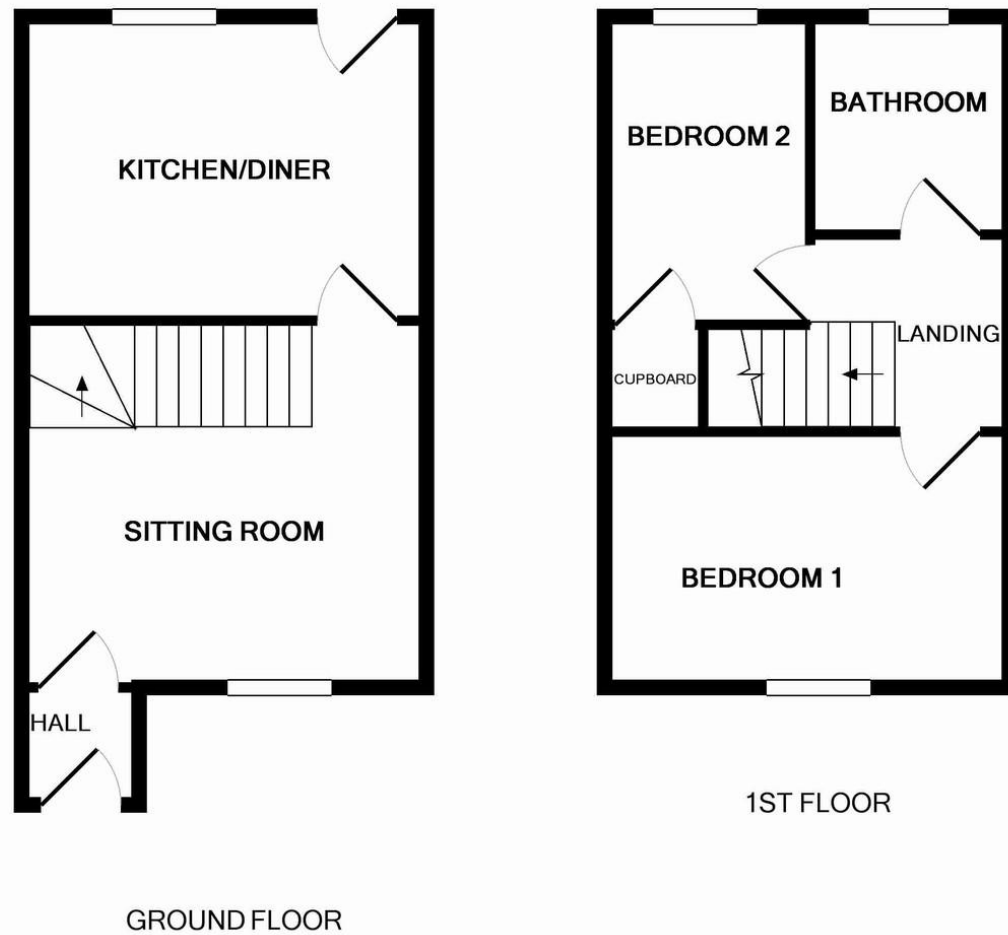
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where 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 – B
Tenure – Freehold
Services – Mains Gas, Water & Electricity.
Post Code – CO10 7UT

Viewings by appointment
Bychoice Estate Agents
Tel: 01787 468400





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Contact Details

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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

Golding Way | Glemsford | CO10 7UT

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Starting Bid of £150,000

- Two Bedrooms
- Sitting Room
- Kitchen/Diner
- First Floor Bathroom
- Rear Garden
- Allocated Parking
- Walking Distance To Convenience Shops