



Eureka House | Debenham Road | Mickfield | IP14 5LQ

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TOWN & VILLAGE
PROPERTIES

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Eureka House, Debenham Road, Mickfield, Suffolk, IP14 5LQ

“A unique opportunity to acquire a substantial detached house in a sought-after location, and offering a great deal of potential.”

FOR SALE BY INFORMAL TENDER.

N.B. the guide price of this property is Offers Over £600,000 subject to contract, but is being listed at the estimated GDV figure of £725,000 subject to contract. All sales agreed will be subject to a 28-day exchange of contracts deadline, after which point our client reserves the right to remarket the property with no prior notice.

This is an exciting opportunity to acquire a half-finished building renovation project in the heart of Mickfield, with the potential end result of a spacious and stylish four or five bedroom executive house with accommodation extending to around 2,500 sq ft. The property will offer flexible living accommodation arranged over two floors, even displaying potential for secondary accommodation.

The accommodation of the main house in brief comprises: Entrance porch, reception hall, sitting room, kitchen/breakfast room, dining room, snug/playroom, office, utility room and ground floor bathroom (currently unfinished). On the first floor are landing, four double bedrooms (one of which with en-suite) and family bathroom.

Outside the property is set back from the road and is accessed via a private drive providing ample off-road parking as well as giving access to an area to the rear designated for the detached garage. To the front are predominately lawned gardens, as well as flower and shrub borders with boundaries clearly defined partly by fencing. Also incorporated within the plot is a swimming pool (currently not in use and was set to be removed). The grounds extend to in all about 0.3 acres (subject to survey).

Full details of the approved planning application can be viewed through the Mid Suffolk District Council Planning Portal under Ref: DC/22/01746

Local Authority

Mid Suffolk District Council

Services

Mains water, drainage and electricity. Oil-fired central heating.

Viewing arrangements

All appointments are strictly by appointment only through Town & Village Properties.

Agents Note

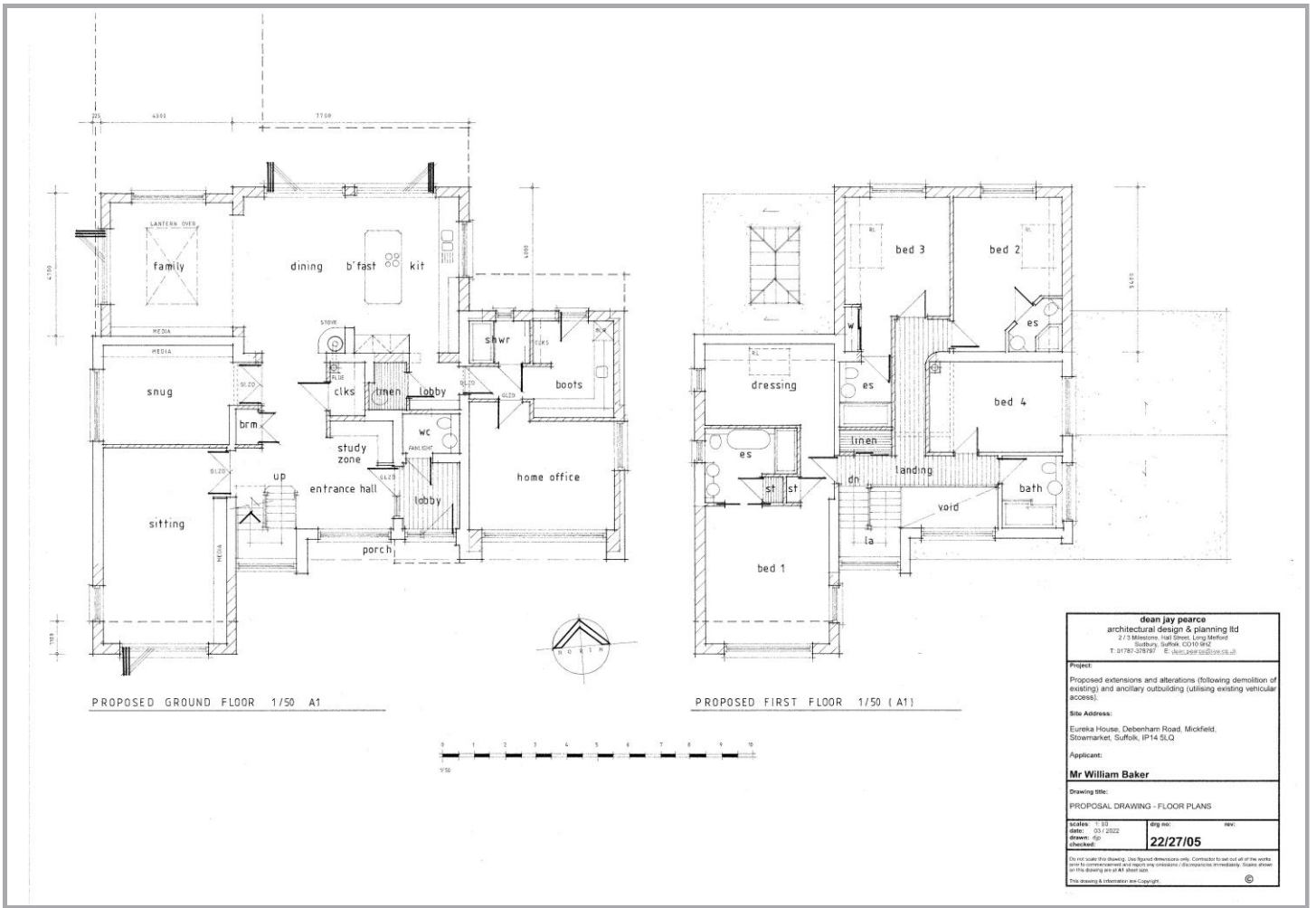
Please note this property is 'for sale' by informal tender,

Once the sale has been agreed, the property sale will be subject to a 28 day exchange deadline, after which point our client reserves the right to remarket the property immediately without notice.

EPC

Rating E. A copy of this report can be found on either the public register or by contacting the agent.







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