

Description

Approximate Room Sizes

THE PROPERTY Welcome to this spacious and well-located property, offering a fantastic opportunity for those seeking a home with potential. The accommodation begins with a welcoming storm porch, providing access to the entrance hall. The hall serves as a central hub, connecting to various key areas of the home.

The sitting room, bathed in natural light from dual aspect windows, features a charming fireplace, creating a cozy atmosphere. A sliding door seamlessly connects the sitting room to the kitchen/diner, a potential focal point of the home. The kitchen/diner boasts ample space, with a window overlooking the expansive rear garden. A door leads to the side passage, providing access to the garage, storage room, and a convenient return route to the entrance hall.

The property offers three well-proportioned bedrooms, one to the front aspect and two overlooking the rear garden. The bathroom, situated to the rear, includes a bath, close-coupled w/c, and wash hand basin.

Externally, the property is situated on a

generous plot with a substantial frontage, offering ample off-road parking and convenient vehicular access to the garage. The rear garden is equally spacious, presenting an excellent opportunity for extension while preserving ample green space. Enjoy stunning field views to the rear, adding a picturesque backdrop to the property.

This presents a fantastic opportunity for a prospective buyer to customise and transform the property into a truly beautiful and personalised home. Don't miss the chance to make this residence your own and create a living space that perfectly suits your needs and style.

SITTING ROOM 17' 1" x 13' 4" (5.21m x 4.06m)

KITCHEN 14' 10" x 11' 11" (4.52m x 3.63m)

BEDROOM ONE 13' x 11' 3" (3.96m x 3.43m)

BEDROOM TWO 13' 2" x 9' 10" (4.01m x 3m)

BEDROOM THREE 9' 2" x 7' 9" (2.79m x 2.36m)

BATHROOM 9' 1" x 4' 10" (2.77m x 1.47m)

BATHROOM 17' 1" x 8' 11" (5.21m x 2.72m)

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 4.2% 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

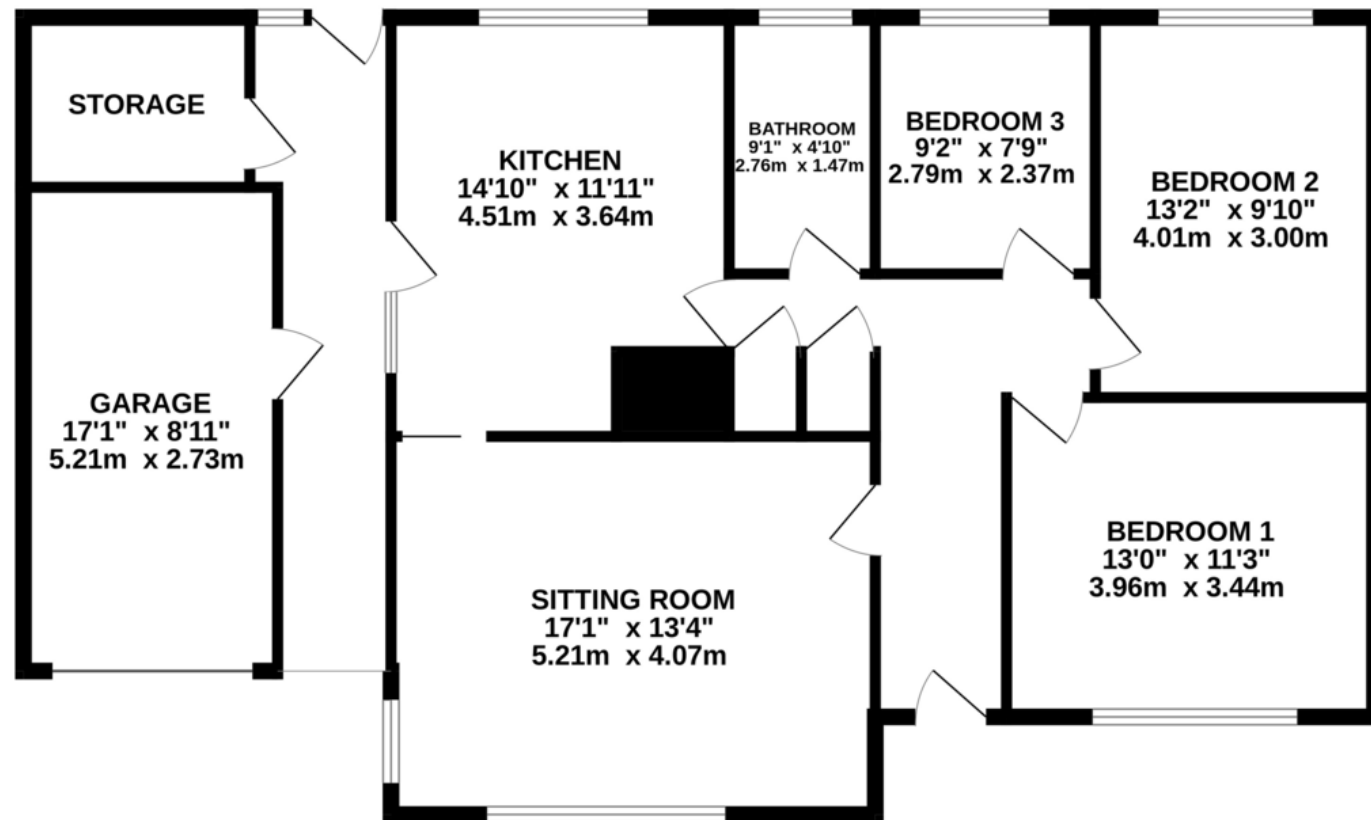
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where 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 – D
Tenure – Freehold
Services – TBC
Post Code – CO10 0QR

Viewings by appointment
Bychoice Estate Agents
Tel: 01787 468400





TOTAL FLOOR AREA : 1206 sq.ft. (112.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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		83 B
69-80	C		
55-68	D	59 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

Church Road | Newton | CO10 0QR

A fantastic opportunity to purchase this three bedroom detached bungalow in need of modernisation throughout. The property sits on a large plot and offers ample opportunity to extend and improve. Boasting a large kitchen/diner, sitting room, family bathroom and field views to the rear.

Starting Bid £300,000

- Three Bedrooms
- Potential To Improve & Extend
- Large Plot
- Field Views
- Dual Aspect Sitting Room
- Large Kitchen
- Bathroom