



7 Manning Road, Felixstowe, Suffolk, IP11 2AS

MODERN METHOD AUCTION GUIDE PRICE £150,000

**DIAMOND
MILLS**
Established 1908

FOR SALE BY MODERN METHOD OF AUCTION GUIDE PRICE £150,000

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of

the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

A mid terraced three bedroom house in need of modernisation with two bathrooms situated close to the sea front. The accommodation is on three floors and there is a cellar as well. Open plan sitting/dining room and a kitchen/breakfast room. Small courtyard to rear. No onward chain.

COVERED POCH

Entrance door to Hall.

HALL

10' x 5' 3" (3.05m x 1.6m) Including stairs The stairs rise to the first floor from the hall. Radiator.

SITTING ROOM

15' 5" x 12' 5" (4.7m x 3.78m) There is a radiator in this room. Access to Cellar. This room is open to the Dining Room.

DINING ROOM (NW)

12' 9" x 9' 3" (3.89m x 2.82m) Fireplace (closed). Radiator. Window to front.

KITCHEN/BREAKFAST ROOM (SE)

14' 3" x 9' 9" (4.34m x 2.97m) Fitted with a range of wall and base units plus a breakfast bar. Inset one and a half bowl sink unit. Electric cooker point. Plumbing for a washing machine. Half glazed external door to the

courtyard.

FIRST FLOOR LANDING

14' x 5' (4.27m x 1.52m) With doors to two bedrooms and a bathroom. The stairs continue up to the 2nd floor landing.

BEDROOM (SE)

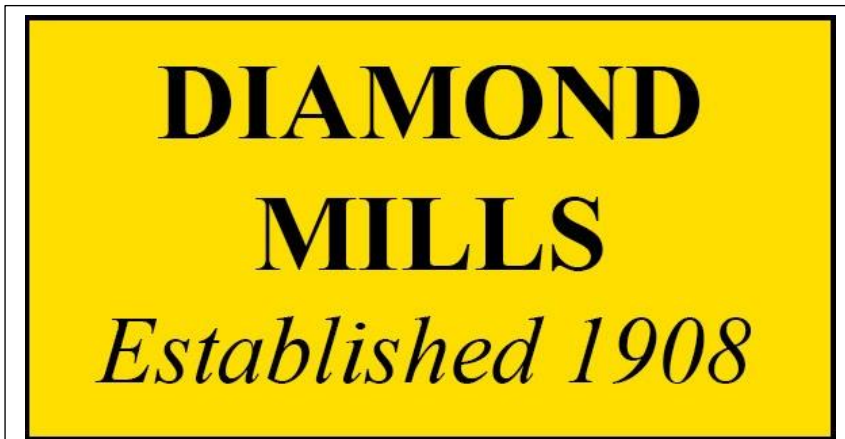
12' 6" x 10' (3.81m x 3.05m) The Optia balanced flue boiler is in this room. Radiator.

BEDROOM (NW)

12' 6" x 10' (3.81m x 3.05m) There is a radiator in this room.

BATHROOM (SE)

5' x 4' 6" (1.52m x 1.37m) Fitted with a three piece white suite comprising bath with electric shower over, wash basin and low level WC.



SECOND FLOOR LANDING

Cupboard housing the pre lagged copper hot water cylinder with fitted immersion heater.

BATHROOM (SE)

10' x 9' (3.05m x 2.74m) Fitted with a three piece white suite comprising corner bath, vanity unit with inset wash basin and low level WC. An archway leads to the Bedroom.

BEDROOM (NW)

15' x 9' 1" (4.57m x 2.77m) plus dormer. With dormer window to front.

CELLAR

Approached via a trap door in the Sitting Room. There is a light in the cellar.

COURTYARD

There is a courtyard to the rear of the house accessed from the Kitchen/Breakfast Room.

ENERGY PERFORMANCE CERTIFICATE

This property has a current rating of D (58) with a potential rating of B (84) valid until 28th February 2033.

COUNCIL TAX BAND

Band 'B'.

AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

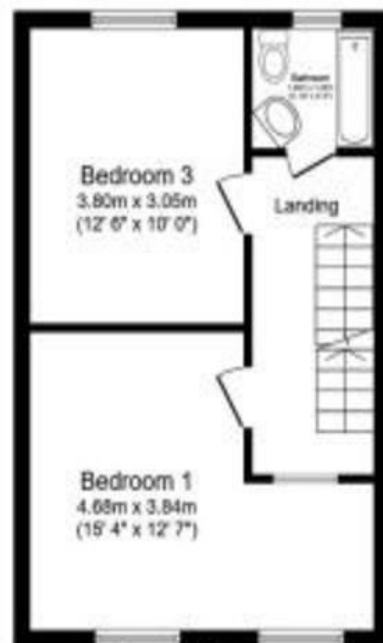
VIEWING

By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.





Ground Floor



First Floor



Second Floor

Total floor area 113.3 sq.m. (1,219 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).

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