

*For Sale by Online Auction*  
*A two bedroom semi-detached*  
*bungalow requiring complete*  
*renovation, in the popular village of*  
*Wickham Market.*

Offers In Excess Of  
£100,000 Freehold  
Ref: P7499/B

19 Broadway  
Wickham Market  
Suffolk  
IP13 0RN



Entrance hall, sitting room, kitchen and store room.  
Two bedrooms and bathroom.  
Front and rear gardens.

**For Sale By Timed Online Auction - 20th January 2025**

Contact Us



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## **Method of Sale**

The property is being offered for sale by Unconditional Timed Online Auction on 20th January 2025 and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel with completion occurring 20 working days thereafter. For details of how to bid please read our Online Auction Buying Guide.

The Seller's solicitor has prepared an Auction Legal pack. This will be available to view online and interested parties should Register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or alike, please visit the Online Property Auctions section of Clarke and Simpson's website to Watch, Register and Bid.

## **Seller's Solicitors**

The seller's solicitor is Flagship Conveyancing, 31 King Street, Norwich, Norfolk NR1 1PD; Email: conveyancing@flagship-group.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

## **Location**

Wickham Market lies about 12 miles to the north-east of the county town of Ipswich and just off the A12, which provides dual carriageway driving to Woodbridge (approximately 4 miles), Ipswich, London and the south. There is a railway station at nearby Campsea Ashe, with trains to Ipswich and on to London which take just over the hour, together with Clarke & Simpson's Auction Centre. This thriving community offers a range of local businesses and shops, including a Co-operative supermarket, an award-winning butchers (Revetts), restaurants, a pharmacy, vets, dentist, a health centre, library and primary school. There are regular bus services to Woodbridge and on to Ipswich. The village is also within the Thomas Mills High School catchment area for secondary schooling. Local tourist attractions, such as Easton Farm Park, Snape Maltings, Framlingham Castle and Sutton Hoo, are all within a 10 mile radius; as is the coast with popular destinations such as Aldeburgh, Southwold and Walberswick.

## **Description**

19 Broadway is a semi-detached former local authority bungalow with brick and colour washed elevations under a mostly tiled roof. The property is in need of full renovation, and is sold in "as is" condition.

The accommodation comprises an entrance hall, store room, kitchen, sitting room, two bedrooms and a bathroom.

The property benefits from UPVC double glazing throughout and some night storage heaters.

A gate from the highway provides access to the front and rear gardens which are mainly laid to grass. The front garden measures 22' by 17' and the rear garden measures 75' by 37'.

## **Note**

For those wishing to bid at auction, it is essential that each buyer "wet" signs a copy of the Flagship Declaration of Interest Form. Please contact the agent for further details.

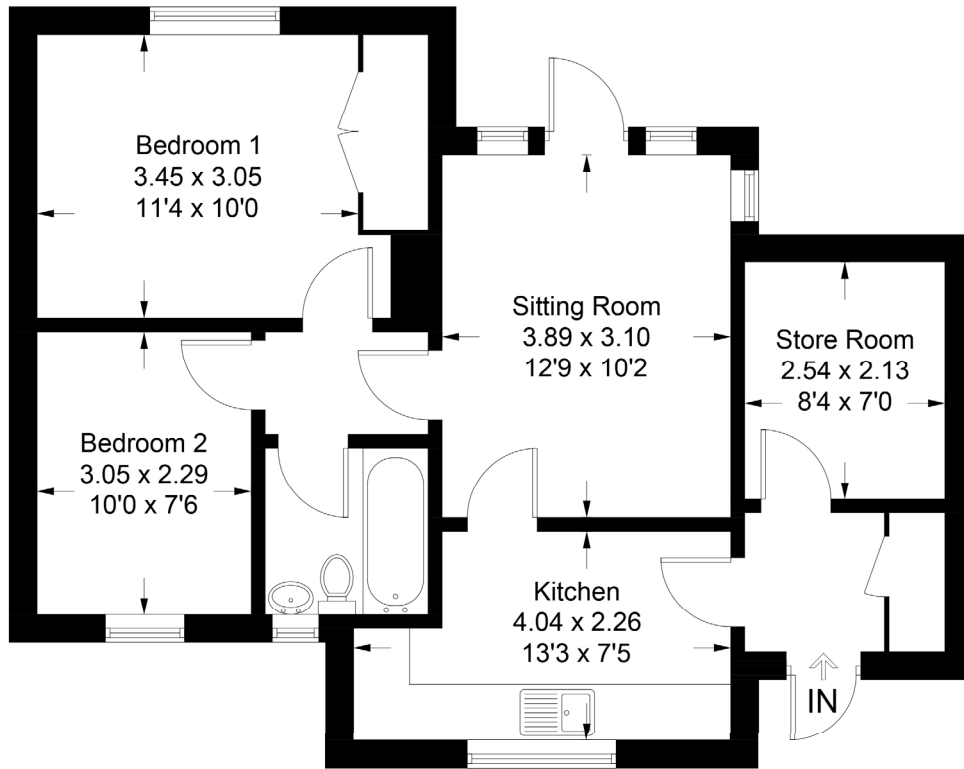






# 19 Broadway, Wickham Market

Approximate Gross Internal Area = 57.7 sq m / 621 sq ft



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Produced for Clarke and Simpson



*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, electricity.

*Broadband* To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Annual Maintenance Charge* The property has an annual grounds maintenance fee of £94.30

*EPC* Rating = D (58) (Copy available from the agent.)

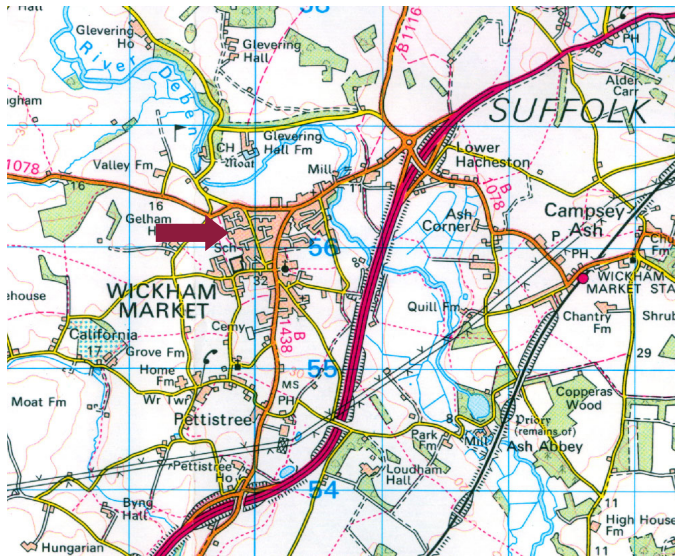
*Council Tax* Band B; £1,654.28 payable per annum 2024/2025.

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first.
4. Additional fees: Buyers Administration Charge - £900 including VAT (see Buying Guide). Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.

*January 2025*



## Directions

Leaving Framlingham in the direction of Wickham Market, continue along this road for approximately five miles and at the roundabout take the third exit into Wickham Market. Continue along this street taking the right turning onto the 1078 heading towards Clopton. Then take the next left turning into Broad Road. Broadway is the second turning on the right. Turn into Broadway and take the first left. Continue along the road where number 19 can be found on the right hand side .

For those using the What3Words app:  
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If so, our Auction Centre would be pleased to assist — please call 01728 746323.