

For Sale by Online Auction

A one bedroom, end of terrace, former local authority bungalow, located in a cul de sac in a popular residential area in the town of Felixstowe.

Offers in Excess Of
£90,000 Freehold

Ref: P7751/B

10 Mill Close
Felixstowe
IP11 2LW



Entrance hall, sitting/dining room, and kitchen.
Double bedroom and wet room.
Garden to the rear.
On-street parking.

No onward chain.

For Sale By Timed Online Auction - 15th December 2025

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on **15th December 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 20 working days from exchange**. For details of how to bid please read our Online Auction Buying Guide.

We are currently awaiting receipt of the Auction Legal Pack from the seller's solicitor. Interested parties are advised to contact the selling agents to register their interest and will be notified immediately upon the pack becoming available.

Once this is available you will be able 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.

Note

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

Location

The property is located in the popular coastal town of Felixstowe, centrally located to the amenities of the town. Felixstowe is a seaside town with many amenities along the popular seafront and promenade, including the pier, restaurants, cafes, amusement arcades, and other holiday activities as well as a swimming pool and leisure centre. In the town itself are a number of local and national shops, including a Tesco supermarket and on the outskirts of the town is a Morrisons. There is a railway station with trains running into Ipswich and then onto London Liverpool Street.

Description

10 Mill Close is a former one-bedroom, end-of-terrace local authority bungalow, pleasantly positioned within a quiet cul-de-sac in the town of Felixstowe. A pathway leads to the front door, which opens into the hallway. From here, a door opens into the sitting/dining room, featuring a window overlooking the rear garden. This room also includes a built-in storage cupboard and a further door that leads to an outside covered walkway, providing convenient access to the rear garden. The kitchen enjoys natural light from windows to both the front and side elevations. It is fitted with matching high- and low-level cabinets, along with an inset stainless-steel sink. There is space for an electric/gas cooker, as well as space and plumbing for a washing machine. Access to the loft is available via a hatch in this room. The bedroom overlooks the rear garden and benefits from a built-in wardrobe. The wet room includes an obscured glazed window to the front and is fitted with a wall-mounted electric shower unit with tiled surround, wet-proof flooring, a WC, and a hand wash basin.

Outside

As you approach the bungalow from the cul-de-sac, a pathway leads through lawned gardens to the front of the property. There is a covered porch area with built-in cupboards to either side - one housing the wall-mounted gas-fired boiler and the other containing the meters. The rear garden is largely enclosed and features a paved terrace as well as a pathway running along the side of the property. A gate provides convenient access back to the front. Also located to the side is a timber shed, offering useful outdoor storage.

Note to Interested Parties

Please read and absorb the agents notes listed towards the end of these particulars.







10 Mill Close, Felixstowe

Approximate Gross Internal Area = 40.8 sq m / 439 sq ft
(Excluding External Cupboard)

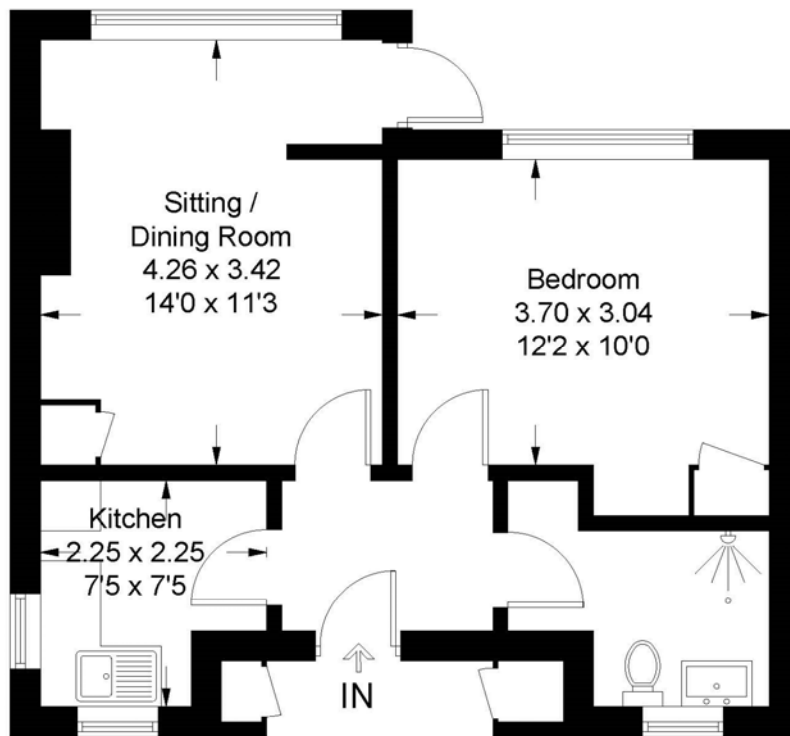


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1257367)

Draft Ground Maintenance Plan



Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity.

Annual Maintenance Charge The property has an annual grounds maintenance fee of £129.40.

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>

EPC Rating = D (Copy available from the agents upon request).

Council Tax Band A; £1,472.20 payable per annum 2025/2026.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 03330 162000.

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. Please note that in this instance Flagship have stated that the property will be sold by auction only.
4. Additional fees: Buyers Administration Charge - £1200 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.
6. Flagship Housing Ltd have a restriction against use of the property as a House of Multiple Occupation (HMO). The incoming purchaser may wish to explore a release of this restrictive covenant with Flagship Housing Ltd directly.
7. Any prospective buyer interested in adding additional units, subdividing the garden, or altering the property's use will be required to obtain a release of covenant from Flagship Ltd, along with the necessary permissions.

November 2025

Directions

Heading South bound on the A12 at Wickham Market continue for approximately 17.5 miles until the junction with the A14 at Seven Hills roundabout. Take the second exit towards Felixstowe. On reaching Felixstowe at the first roundabout take the 2nd exit onto Port of Felixstowe Rd/A14. At junction 61, exit towards Dock Gate No.2/Trinity Business Pk/A154 and keep left. At the roundabout, take the 3rd exit onto Wesel Ave, keep slight left onto Grange Rd. At the roundabout, take the 2nd exit onto Mill Lane, take a right turn in to Mill Close where the property can be found on the righthand side.

For those using the What3Words app: [///again.ombudsman.ordering](http://again.ombudsman.ordering)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.



DECLARATION OF INTERESTS BY PROSPECTIVE BUYERS

Property Address:

This declaration is designed to prevent conflicts of interests between Flagship Housing Limited and prospective buyers of property from Flagship Housing Limited.

As a result of this declaration Flagship Housing Limited may not be able to sell a property to you if you are an employee or Board Member of Flagship Housing Limited or if you are a contractor, consultant or supplier to Flagship Housing Limited or if you are related to or a close personal friend of an employee or a Board Member or a contractor, consultant or supplier to Flagship Housing Limited.

The definition of a “relative” includes – Parents, spouse, domestic/civil partner, child, grandchild, siblings/siblings in-law, step relative or any member of your household.

The form below is for you to declare if you are a Board Member, an employee or a contractor, consultant or supplier to Flagship Housing Limited or a relative or close personal friend of a Board Member, an employee or a contractor, consultant or supplier.

Parties purchasing in joint or under company name must complete **separate DOI forms** for each individual involved in the purchase. This includes all named Directors of the company, for example: *John Doe (on behalf of Jane Doe Ltd)*.

1	Name of individual completing DOI		
2	Date of declaration		
3	Please answer the following questions by crossing out Yes/No as appropriate		
3a	Are you a current employee of Flagship Housing Limited?	Yes	No
3b	Are you a current board member of Flagship Housing Limited?	Yes	No
3c	Are you a principal proprietor, director or employee of any company, firm or practice with which Flagship Housing Limited does business	Yes	No
3d	Are you an employee of the Local Authority or member of a Town or Parish Council or other likeminded organisation working in partnership with Flagship Housing Limited?	Yes	No
3e	Are you related to someone who falls into the category of 3a, 3b, 3c, or 3d above?	Yes	No
3f	Are you a close personal friend to someone who falls into the category of 3a, 3b, 3c, or 3d above?	Yes	No
4	If you have answered 'Yes' to any of Q3, please detail the name(s) of those concerned		



5	Signed	
---	--------	--

IF PURCHASING AS A COMPANY, PLEASE COMPLETE THE FOLLOWING DECLARATION IN ADDITION TO OVERLEAF

To satisfy our Regulator, please cross out Yes/No as appropriate to provide specific confirmation that your company **is not** any of the following:

Is the company a registered provider of social housing? (current or intended)	Yes	No
Is your company a non-registered organisation providing social housing?	Yes	No
Is your company a charity? (whether registered with the charity commission or not)	Yes	No
Please provide the name(s) of any additional Director(s) for your company		
Signed		



Buyer Qualification

Buyer/s name/s:

Purchased property address:

Purchaser type: (Circle the correct response)

First time buyer

Buy to Let

Investor

Owner/Occupier (buy to live)

Other: (Please provide details below)

Funding: (Circle the correct response)

Mortgage

Bridging Loan

Cash/Cash from sale

Gift

Other: (Please provide details below)

I confirm that I can meet the 28 days deadline for completion as noted on the auction agreement.

Signed: