

For Sale by Online Auction

A pretty, two bedroom Victorian end of terrace cottage, located in the heart of the popular village of Yoxford, just a short drive from the Heritage Coast.

Guide Price

£125,000 Freehold

Ref: P7396/B

4 Hope Cottages

Yoxford

Suffolk

IP17 3HS



Sitting room, kitchen/dining room, ground floor bathroom.

Two first floor double bedrooms.

Enclosed garden to rear.

On-street parking.

For Sale By Timed Online Auction - 26th March 2025

Contact Us



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Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on 26th March 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 on 25th April 2025. 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 Norton Peskett Solicitors, 52 Thoroughfare, Halesworth IP19 8AR email: e-marchant@nortonpeskett.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

4 Hope Cottage will be found in the high street in Yoxford, a highly desirable village with a village store, an assortment of antique shops and galleries, a primary school, tennis, bowls, cricket clubs and cafes. It is located adjacent to the A12 trunk road giving it easy access to the north and south as well as to the Heritage Coast, with the popular resorts of Aldeburgh (10 miles), Dunwich (6 miles), Walberswick (8 miles), Southwold (10.5 miles) and Snape (7.5 miles) all within a short drive. The nearby railway station at Darsham gives regular services to Ipswich and, in turn, onto London Liverpool Street Station. There is also a railway station at Saxmundham, (4 miles), and further facilities including Waitrose and Tesco supermarkets.

Description

4 Hope Cottage is a charming red brick Victorian end of terrace cottage located in the heart of the popular village of Yoxford. The accommodation is simple and comprises a sitting room, kitchen/dining room with a range of basic wall and base units, a ground floor bathroom with a panel bath, basin and WC. On the first floor two double bedrooms. Internally the property benefits from gas fired central heating and UPVC double glazing but would now benefit with a light schedule of refurbishment and modernisation.

Outside

The property is approached from the highway where there is on street parking, and to the rear there is an enclosed garden which is mainly laid to lawn enclosed by a red brick wall. It should be noted that there is a pedestrian right of way in favour of number 3 Hope Cottages across the rear of the property.



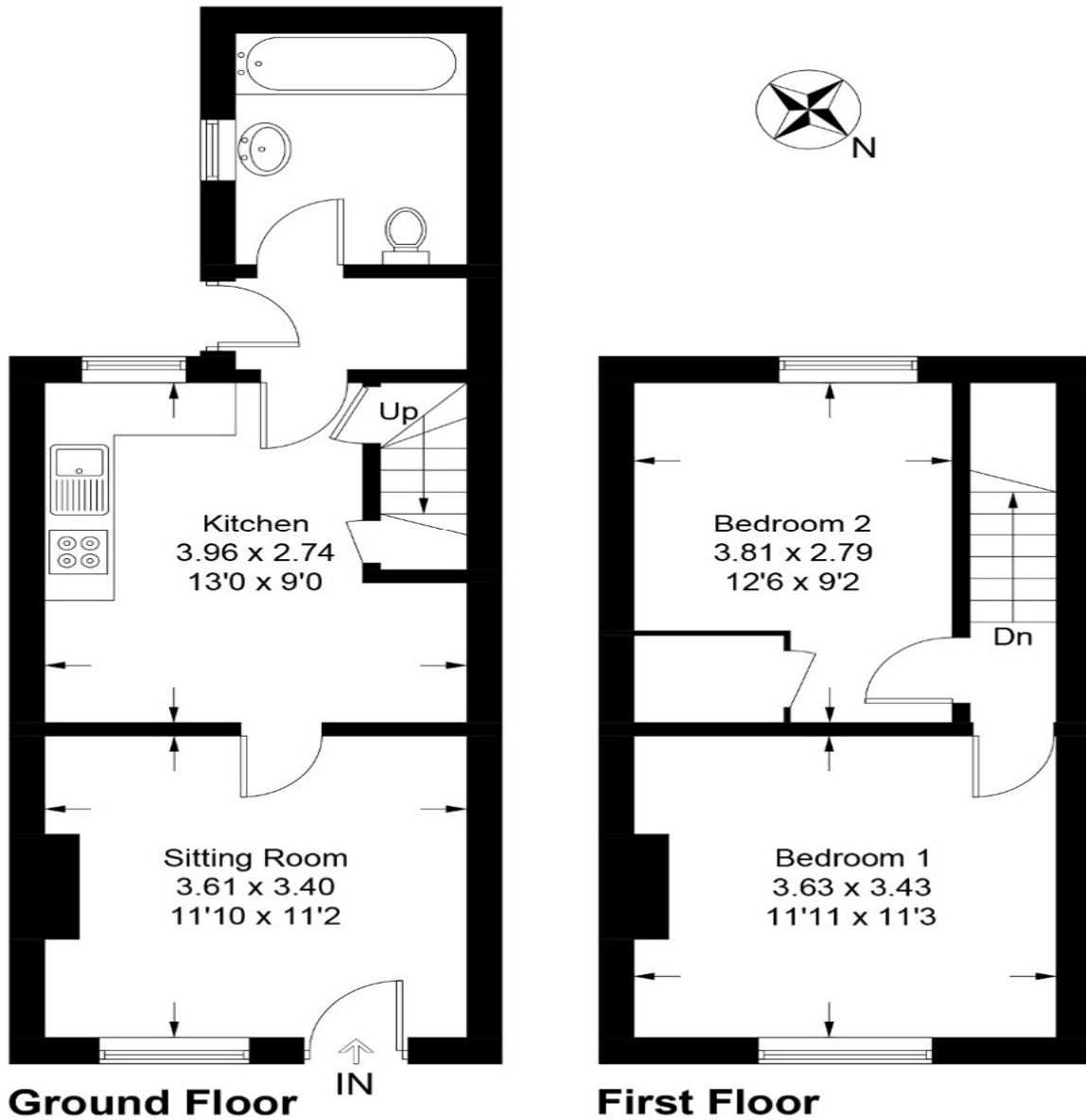






4 Hope Cottages, Yoxford

Approximate Gross Internal Area = 63.0 sq m / 678 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and 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>

EPC Rating = E (copy available from the agent)

Council Tax Band A; £1,382.91 payable per annum 2024/2025

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

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.

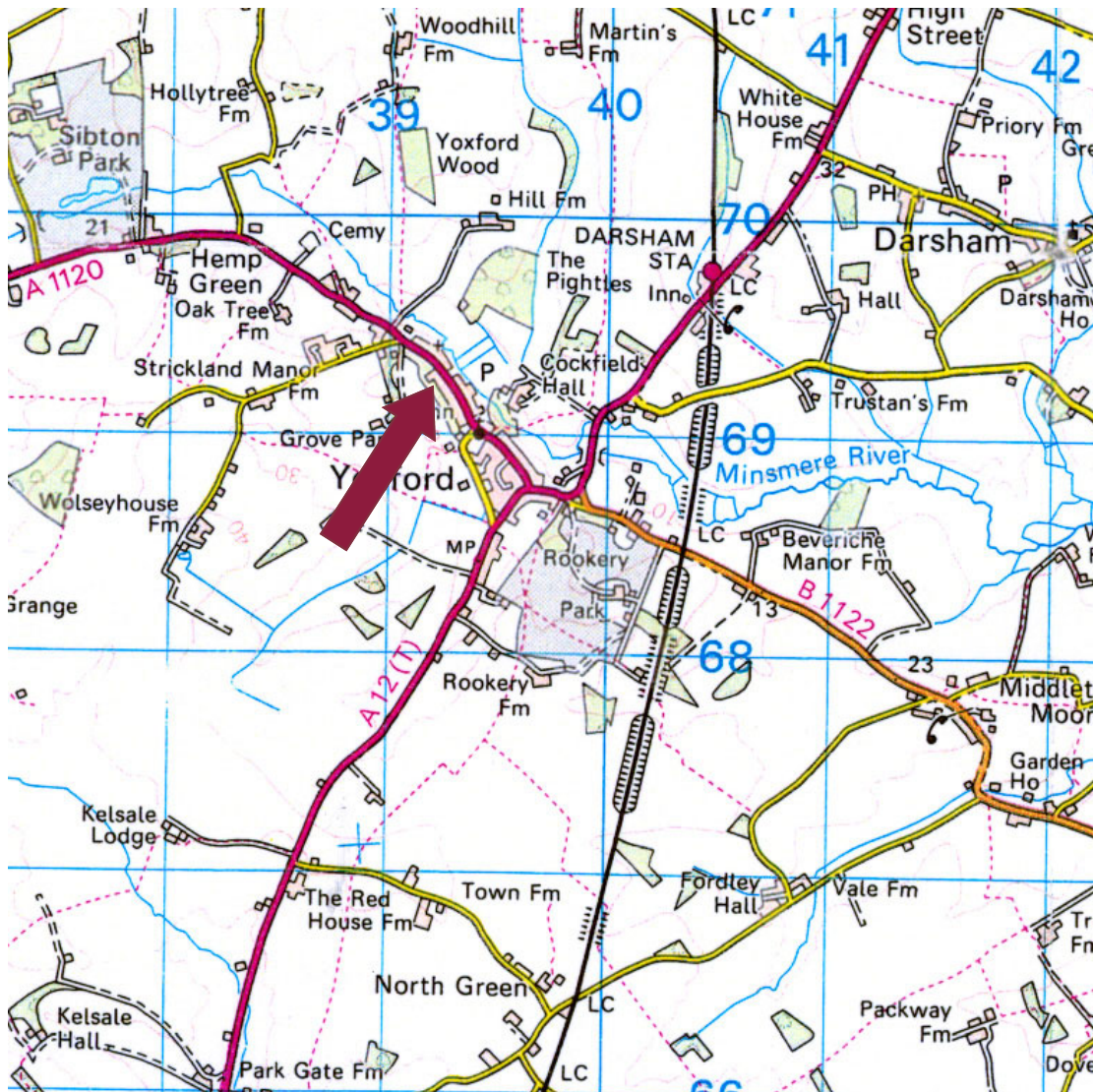
February 2025

July 2024

Directions

Heading north bound on the A12 from Wickham Market, continue through the villages of Marlesford, Stratford St Andrew, Farnham and continue pass the market town of Saxmundham. Entering the village of Yoxford, take your first left and continue along this road until you reach the T junction with the high street. Turn left onto the high street and the property can be found as you proceed out of the village on the left hand side. Identified by a Clarke and Simpson for sale board.

For those using the What3Words app: [///micro.awkward.latches](http://micro.awkward.latches)



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