

For Sale by Online Auction
A three bedroom semi-detached
former local authority house, located
just a short walk from the amenities
of the popular market town of
Framlingham.

Offers in Excess of
£150,000 Freehold
Ref: P7467/B

12 Saxtead Road
Framlingham
Woodbridge
Suffolk
IP13 9HE



Entrance hall, sitting room, family/dining room,
kitchen/breakfast room, and lean-to conservatory.
Three first floor bedrooms and a family bathroom.
Generous garden to front and rear.
Off-road parking for four to six vehicles.

For Sale by Timed Online Auction - 27th November 2024

Contact Us



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Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on 27th November 2024 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; F.A.O Esther Coyte-Broomfield Tel: 0845 2586410; 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" sign a copy of the Flagship Declaration of Interest Form. Please contact the agent for further details.

Location

12 Saxtead Road is located on the western edge of the desirable and ever-popular market town of Framlingham which is perhaps best known for its magnificent castle and the adjoining Mere. The town is also home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket. Away from Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Both Sir Robert Hitcham's Primary School and Thomas Mills High School are highly regarded and within walking distance. There is also Framlingham College, which is served by its preparatory school at Brandeston Hall, some 5 miles away.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from the town into the surrounding countryside, and leisure facilities such as golf in the nearby locations of Woodbridge (12 miles), Aldeburgh (13 miles) and Thorpeness (14). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). There is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies with the popular destinations of Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street station, scheduled to take just over the hour.

Description

12 Saxtead Road is a good sized, three bedroom, semi-detached former local authority house with rendered and colourwashed elevations under a mostly pitch tiled roof and benefitting from good size gardens to front and rear together with off-road parking for four to six vehicles.

The house benefits from double glazing and gas fired central heating, but is now in need of light refurbishment.

It has well laid out accommodation comprising an entrance hall with a door to the sitting room and a further door to the dining/family room, both of which have windows to the front elevation. From the dining/family room there is a door through to a rear lobby where there is a walk-in pantry. From the lobby a door leads to the dual aspect kitchen/breakfast room which has windows to the side and the rear. The kitchen is fitted with a matching range of wall and base units with a stainless steel single drainer sink unit inset into the worktops. There is also space for appliances and an electric or gas cooker. From here there is a door to the boot room with a further door to the garden.

Stairs rise from the entrance hall to the first floor landing which has a window to the front of the property and access to the loft. There are doors off to bedroom one, a large dual aspect double bedroom with views to front and rear. Bedroom two, is a single room with a window to rear and a built-in cupboard. Bedroom three is a further single bedroom with a window to the side. There is a further door from the landing to the WC, which has an opening through to the bathroom. This has a window to the rear and is fitted with a panelled bath with mixer tap and shower attachment over, pedestal handwash basin and an airing cupboard housing the pressurised water cylinder and with a slatted shelf.

Outside

The front of the property is approached via a driveway which provides ample off-road parking. There is a small garden area to the side and a pathway leading to the front door. The pathway continues to the side and rear of the property. The garden at the rear is of a generous size and mainly laid to lawn with established shrubs and trees. The garden, which is not overlooked, is enclosed by panel fencing and hedging. There is also a timber shed and a green house.

Site Plan - Indicative Only



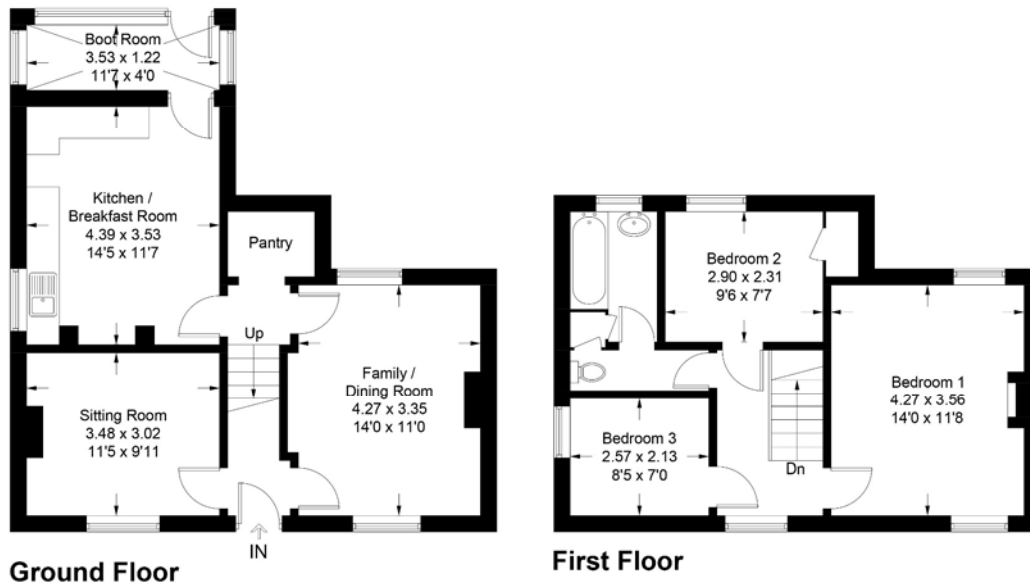






12 Saxtead Road, Framlingham

Approximate Gross Internal Area = 97.8 sq m / 1053 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, electricity, drainage and gas fired central heating.

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 £38.37

EPC Rating = D (Copy available upon request)

Council Tax Band B; £1,669.47 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.

November 2024



Directions

From the Agent's office proceed up College Road, bearing left onto Mount Pleasant, continue along the road into Saxtead Road where the property can be found on the right hand side identified by a Clarke and Simpson for sale board.

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