

FOR SALE BY ONLINE AUCTION
A mid terrace house used as three flats,
with potential to achieve circa £1,725 per
calendar month within the town of
Framlingham.

Guide Price
£250,000 Freehold
Ref: P6603/C

103 College Road
Framlingham
Suffolk
IP13 9EU



Ground Floor Flat - Kitchen/Sitting/Dining Room, Double Bedroom and Bathroom.

First Floor Flat - Sitting/Dining Room, Kitchen, Two Bedrooms and Shower Room.

Rear Flat - Kitchen/Sitting/Dining Room, Bedroom and Bathroom.
Courtyard Garden

FOR SALE BY TIMED ONLINE AUCTION - 30th June 2021

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200
F: 01728 724667

And The London Office
40 St James Street
London SW1A 1NS

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

Method of Sale

The property is offered for sale by Unconditional Timed Online Auction on 30th June 2021 and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of electronic gavel with completion occurring 19th July 2021 when the staff have vacated the premises. For details of how to bid please read our Online Auction Buying Guide.

The vendor's solicitor is preparing 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/Bid.

Sellers Solicitors

The sellers solicitors are Fairweather Law; 10 Riverside, Framlingham, Suffolk IP13 9AG; Tel: 01728 724737; Email; jpringle@fairweatherlaw.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

103 College Road is located within walking distance of the centre of the thriving market town of Framlingham. Framlingham is best known locally for its medieval castle and offers a good choice of schooling in the state and private sector. The property is within walking distance of a doctors surgery, Thomas Mills High School, Framlingham College and Sir Robert Hitcham Primary School. The town also benefits from an excellent variety of shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel, Barclays Bank and a Co-operative supermarket. The popular coastal town of Aldeburgh and Snape Maltings Concert Hall home to the Aldeburgh Festival, are within easy reach some 11 miles to the east. The A12 lies just 7 miles to the south, and offers a direct link to Woodbridge, the county town of Ipswich and beyond to London, Cambridge and the Midlands (via the A14). There are regular services to London's Liverpool Street station, scheduled to take just over the hour. Direct and branch line rail services run into London's Liverpool Street Station via Ipswich from Campsea Ashe which is situated just beyond Wickham Market.

Description

103 College Road is a period property of predominantly brick construction under a slate tiled roof. In the last few decades the property has been divided into three flats for staff accommodation in association with Framlingham College. It is envisaged that the ground floor flat may achieve £575 per calendar month, the first floor flat, £600 per calendar month and the rear flat, £550 per calendar month, giving a total rent of £20,700 per annum. The guide price of £250,000 reflects a gross yield of 8.2%.

The Accommodation

A door to the front of 103 provides access to a communal lobby where stairs lead to the top floor flat and a door opens to the

Ground Floor Flat

Open plan Kitchen/Sitting/Dining Room 13'7 x 10'2 (4.14m x 3.10m)

East facing UPVC bay window with views towards Framlingham College and Framlingham Castle. Kitchen area fitted with low level wall units with space and plumbing for an electric oven and fridge. Work surface with stainless steel sink with drainer and taps above. Radiator. A door leads to the

Bedroom 13'6 x 9' (4.11m x 2.74m)

A double bedroom with west facing window to the rear of the property. Radiator. A door opens to the

Bathroom

Comprising bath with shower above, WC and hand wash basin. Radiator. Strip light. Extractor fan.

Ground Floor Flat



Top Floor Flat

Landing

With radiator and door off to

Sitting/Dining Room 14'2 x 14' (4.32m x 4.27m)

East facing UPVC windows with views of Framlingham College, the castle and church. Radiator.

Bedroom One 12'3 x 11' (3.73m x 3.35m)

A double bedroom with west facing window to the rear of the property. Radiator.

Shower Room

Comprising shower, WC and hand wash basin. Radiator. Face facing window with obscured glazing.

Kitchen 8' x 6'4 (2.44m x 1.93m)

Low level wall units with work surface and stainless steel sink with drainer and mixer taps above. Space and plumbing for washing machine, electric oven and fridge. Wall mounted gas fired combi-boiler. Radiator.

Bedroom Two 11'7 x 9'5 (3.53m x 2.87m)

A double bedroom with south facing window. Radiator.

Top Floor Flat



Rear Flat

Accessed over a pedestrian right of way which leads to a rear courtyard garden measuring a minimum of 16'7 x 17'. A door provides access to the

Kitchen/Sitting/Dining Room 13'7 x 9'4 (4.14m x 2.84m)

The kitchen area is fitted with low level wall units with a roll edge work surface, stainless steel sink with drainer and mixer taps above. Space for fridge. Wall mounted gas fired combi-boiler. South facing window. Radiator. A door opens to the

Bedroom 9' x 8' (2.74m x 2.44m)

South facing window. Radiator. Door opens to the

Bathroom

Comprising bath with shower above and glazed screen. WC and hand wash basin. High level storage cupboard. Radiator. South facing window with obscured glazing.



103 College Road, Framlingham

Approximate Gross Internal Area
 Bottom Floor Flat = 37 sq m / 398 sq ft
 Rear Flat = 24.1 sq m / 259 sq ft
 Top Floor Flat = 59.8 sq m / 644 sq ft
 Total = 120.9 sq m / 1301 sq ft

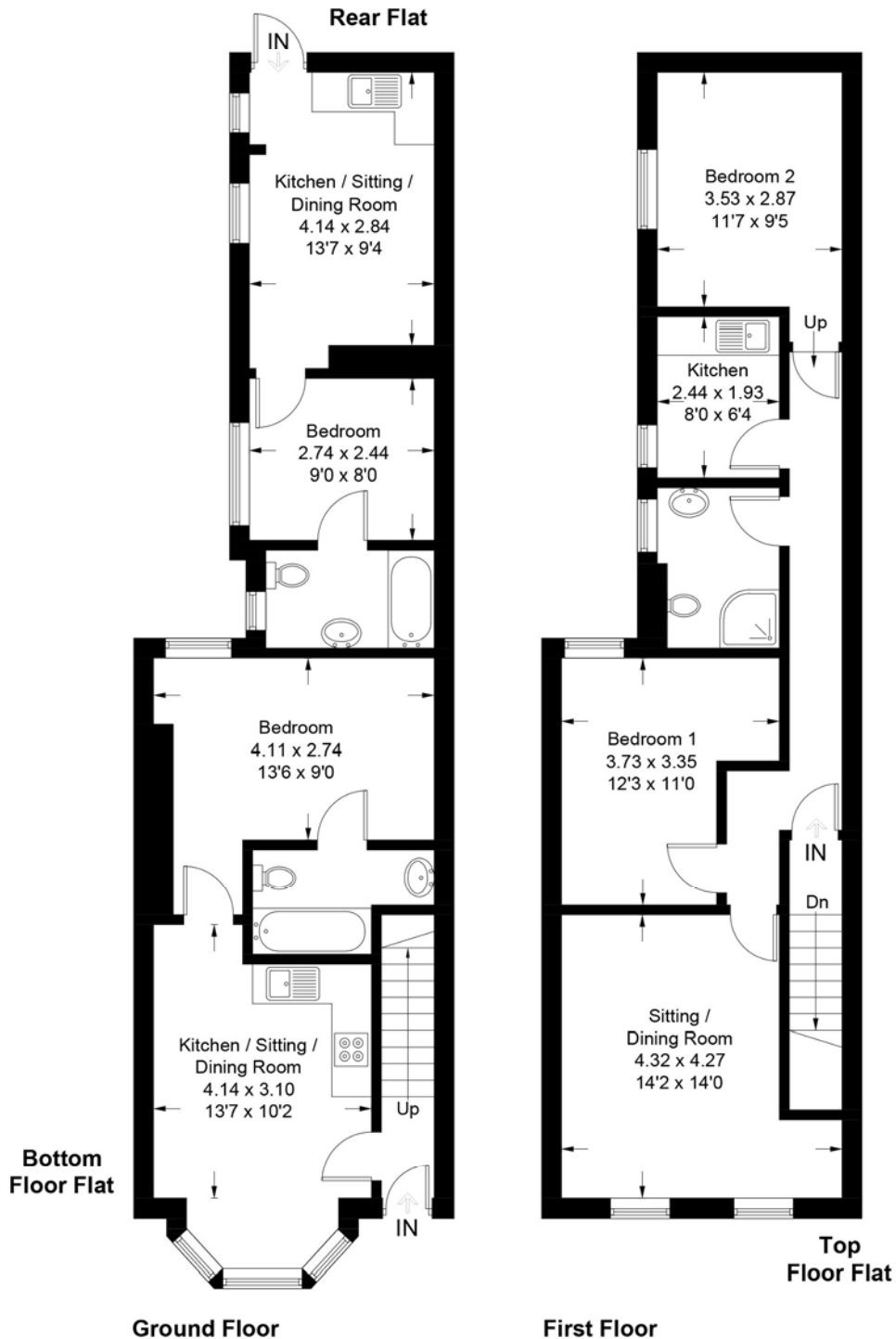
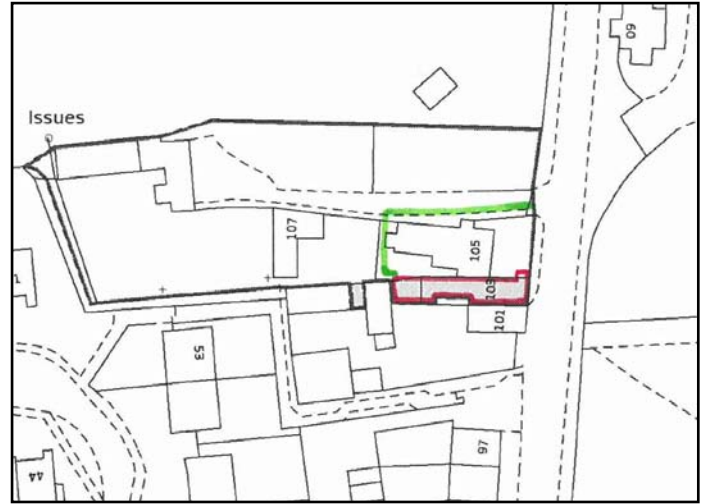


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID741907)



Viewing A video tour of the property is available online. Please follow current Covid-19 government guidelines.

Services One supply for mains water, drainage, electricity and gas. It is understood there are currently no sub-meters fitted at the property for services and a buyer is likely to wish to undertake this work.. Whilst a detailed investigation has not been undertaken, it appears that the combi-boiler in the rear flat also serves the front ground floor flat, with the first floor flat having its own boiler.

Council Tax Ground Floor Flat and Top Floor Flat rated as one unit - Band B; £1,486.67 payable per annum 2021/2022. Rear Flat rated - Band A; £1,274.29 payable per annum 2021/2022

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

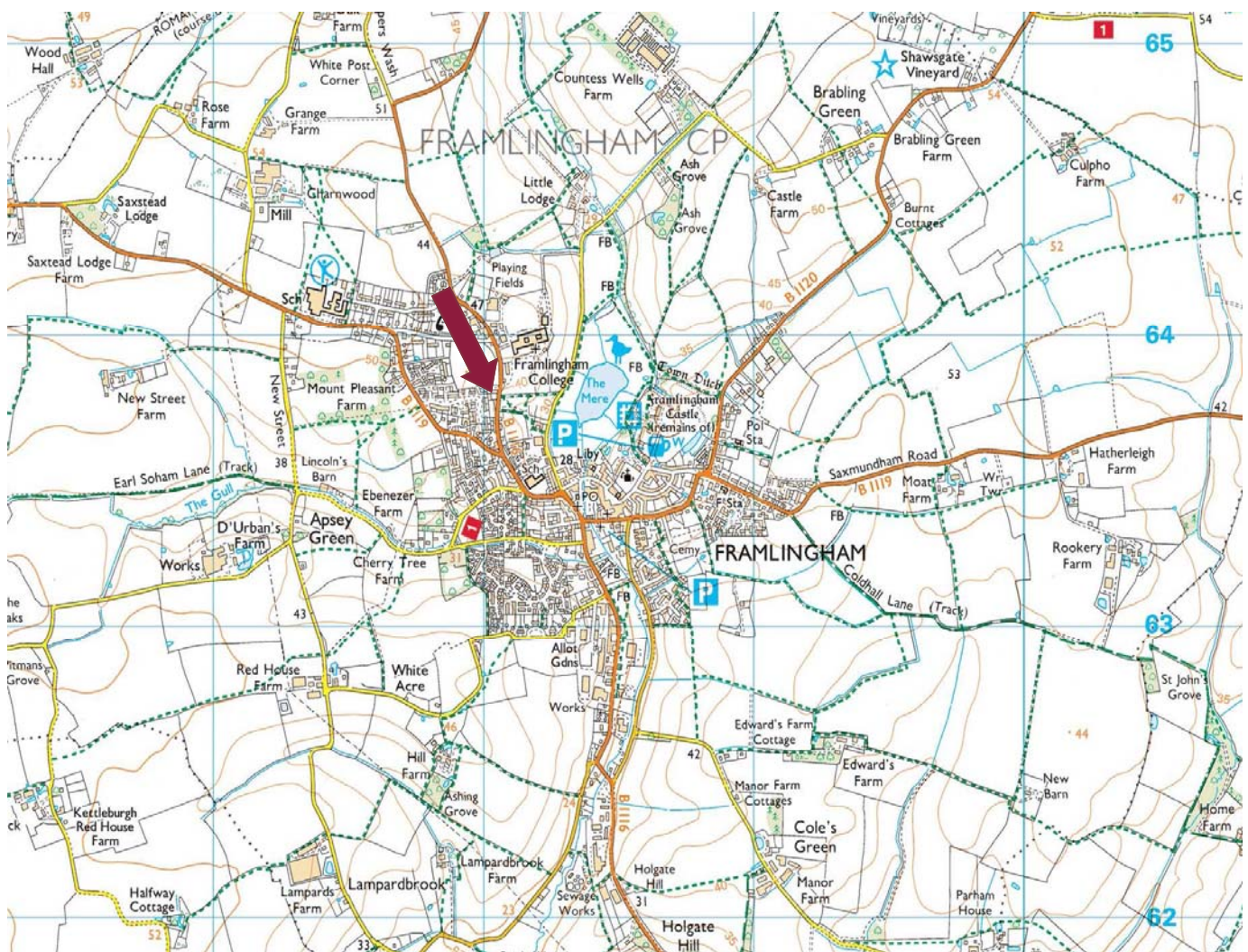
EPC = Top floor flat - D, Bottom floor flat - C, Rear flat - D

NOTES

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents 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
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from. When you register to bid you will be prompted to provide the appropriate money laundering documentation.
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. Generally speaking a guide price is an indication of the sellers minimum expectations. They are not necessarily the figure that the property will sell for and may change at any time prior to the auction. Virtually every 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 will be set within the guide range of no more than 10% above a single figure guide.
6. The property will have a pedestrian right of way over the land shaded green on the indicative site plan included within the particulars.

Directions

From Clarke and Simpson's office in Well Close Square proceed up College road and 103 will be found on the left hand side almost immediately opposite the entrance to Framlingham College.



Need to sell or buy furniture?

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