

FOR SALE BY ONLINE AUCTION

A spacious end of terrace house, now requiring full renovation, standing in a large plot in a pleasant location within the town of Framlingham.

Guide Price

£200,000 Freehold

Ref: P7001/C

30 Victoria Mill Road

Framlingham

Suffolk

IP13 9EG



Dining room, sitting room, conservatory, kitchen/breakfast room, study, utility room and downstairs shower room.

Three first floor bedrooms and bathroom.

Front and rear gardens, extending in all to 0.15 acres

**FOR SALE BY TIMED ONLINE AUCTION -
31st January 2023**

Contact Us



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Method of Sale

The property is offered for sale by Unconditional Timed Online Auction on Tuesday 31st January 2023 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 vendor's solicitor has prepared an Auction Legal Pack. This is 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 solicitors are Milburns Solicitors; 25/26 Church Street, Whitehaven, Cumbria CA28 7EB; Tel: 01946 494818. For the attention of Piers Tupman - Email: contact.whitehaven@milburnssolicitors.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

The property is located on the edge of Framlingham, within walking distance of all the town has to offer. The thriving town is 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, Barclays Bank and a Co-operative supermarket. Off the Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded and Thomas Mills High School is considered one of the best state schools in the East of England. There is also Framlingham College, which is served by its prep school, Brandeston Hall, some 5 miles away.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from Framlingham into the surrounding countryside and amenities such as golf in the nearby locations such as Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). 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

30 Victoria Mill Road is an ex-local authority end of terrace dwelling. It comprises spacious accommodation over two floors and is of predominantly brick construction under a tiled roof. It should be noted that the house now requires full renovation/modernisation and an engineers report (which is available to interested parties via email) has indicated that the side extension (sitting room) should be re-built. The house stands on a mature plot of 0.15 acres and it has excellent potential to be renovated into a pleasant family home.

The Accommodation

Ground Floor

A front door leads to a porch which in turn leads to the

Hallway

Stairs to the first floor landing and doors to the dining room, kitchen and

Study 10'11 x 10' (3.34m x 3.04m)

South facing window. Radiator. Fireplace. Fitted shelving.

Dining Room 12'4 x 11'11 (3.76m x 3.64m)

South facing UPVC window to the front of the property. Alcove with fitted shelving. Radiator. Opening to the kitchen and large opening to the



Sitting Room 20'8 x 11'2 (6.29m x 3.41m)

South facing UPVC window. Radiator. Sliding doors to the



Conservatory 11'5 x 6'9 (3.47m x 2.07m)

UPVC construction under a polycarbonate roof with glazing to the east, west and north and a door opening to the rear garden.



Kitchen/Breakfast Room 15'8 x 12' (4.77m x 3.66m)

Fitted with high and low level wall units. Granite work surface with one and half bowl stainless steel sink with drainer. Four ring gas hob. Wall mounted gas fired boiler. Built in pantry. A door opens to the



Rear Hallway

With door to the exterior and further doors to the

Utility Room 9'10 x 4'1 (2.99m x 1.5m)

Work surface with silica resin sink and mixer taps above. Space and plumbing for washing machine and tumble drier.

Downstairs Shower Room

Comprising shower, WC and hand wash basin. North facing window.



Utility Room

From the ground floor hallway, stairs lead to the

First Floor

Landing

North facing window overlooking the rear garden. Doors lead off to the three bedroom and bathroom.

Bedroom One 10'11 x 10' (3.32m x 3.05m)

A double bedroom with south facing UPVC window to the front of the property. Radiator.

Bedroom Two 12' x 12' (3.66m x 3.66m)

A double bedroom with south facing UPVC dormer window to the front of the property. Radiator. Built-in cupboards. Hand wash basin.



Bedroom One



Bedroom Two

Bedroom Three 12'1 x 7'6 (3.68m x 2.28m)

A double bedroom with north facing UPVC window overlooking the rear garden. Radiator. Built-in airing cupboard with hot water cylinder and slatted shelving.

Bathroom

Comprising bath, WC and hand wash basin. North facing UPVC window to the rear of the property.



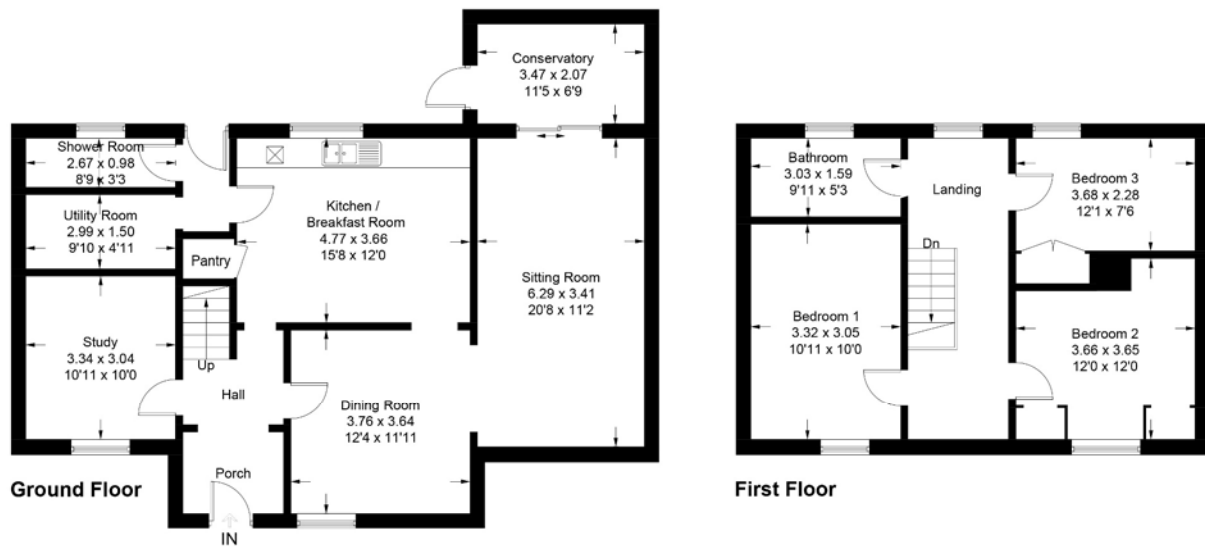
Outside

To the front of the property which is approached from the crescent is space for off-road parking. This area measures approximately 30' x 30'. The rear garden, measures approximately 90' x 45' and has an abundance of mature trees. Here there is a garden shed and a greenhouse.



30 Victoria Mill Road, Framlingham

Approximate Gross Internal Area = 150.8 sq m / 1623 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent. .

Services It is believed that mains water, drainage, electricity and gas are connected. Gas fired central heating system. None of the services have been tested.

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

Council Tax Band C; £1,749.45 payable per annum 2022/2023

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

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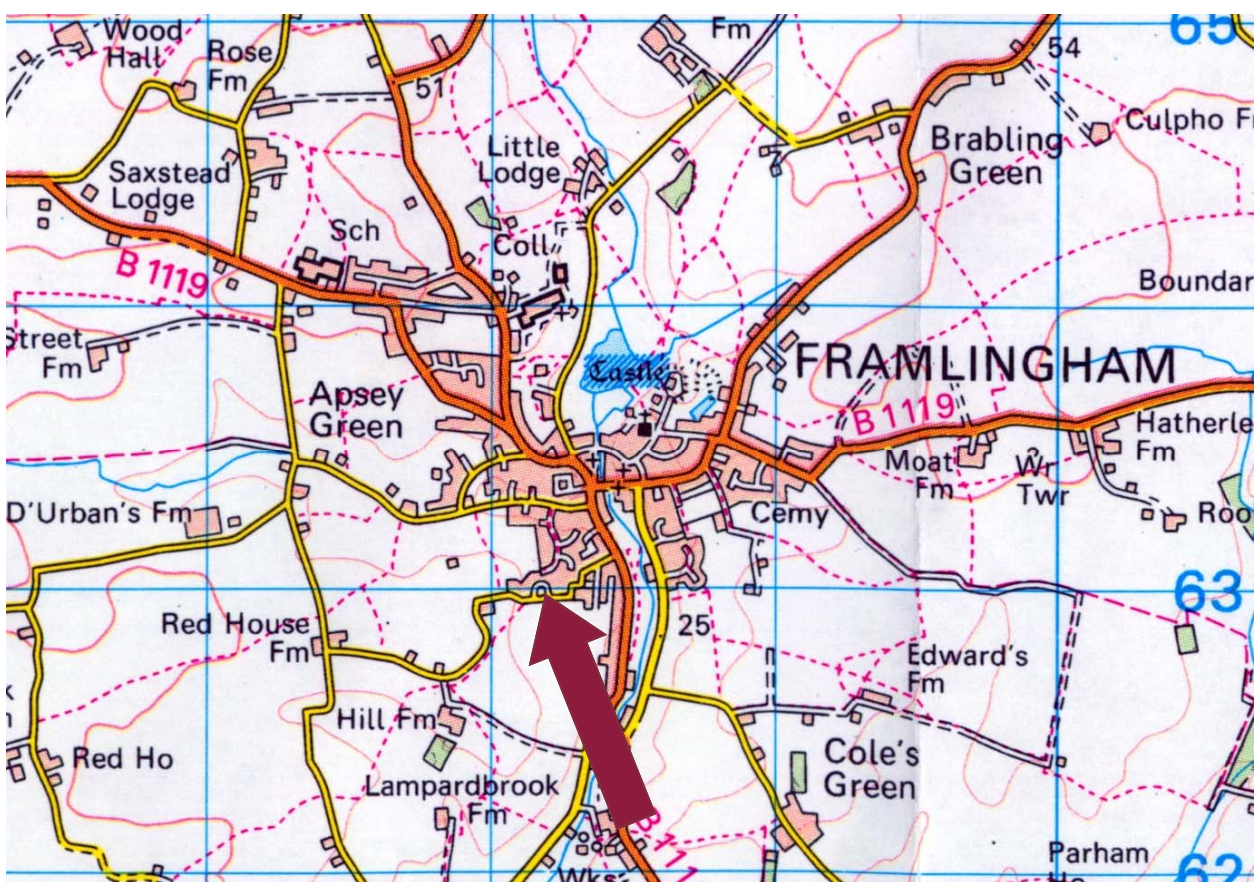
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.
6. One of the partners of Clarke and Simpson is related to the executors/former owners.
7. It is understood that the land to the front of the property has planning permission to be developed for residential use.

January 2023

Directions

From the centre of Framlingham heading along Station Road in a southerly direction, at the Station public house turn right onto Victoria Mill Road. Proceed up the hill and through the s-bends. Turn right onto a crescent where number 30 will be found on the right hand side.

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