

FOR SALE BY ONLINE AUCTION
A pretty, mid-terraced three-bedroom
cottage standing in a lovely location on
the edge of the village of Earl Soham.

Guide Price
£210,000 Freehold
Ref: P7015/C

6 Kings Hill
Brandeston Road
Earl Soham
Suffolk
IP13 7RY



Hallway, sitting room, dining room, kitchen and lean-to greenhouse.
Three first floor bedrooms and bathroom.
Front and rear gardens.
Off-road parking space.

FOR SALE BY TIMED ONLINE AUCTION -
28th February 2023

Contact Us



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Method of Sale

The property is offered for sale by Unconditional Timed Online Auction on Tuesday 28th February 2023. 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 Barker Gotelee, 41 Barrack Square, Martlesham Heath, Ipswich, Suffolk IP5 3RF; Tel: 01473 611211. For the attention of Sam Read - Email: sam.read@barkergotelee.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

6 Kings Hill is situated in a lovely position between the villages of Earl Soham and Brandeston. The property enjoys wonderful views to the rear over meadowland and undulating farmland. The village was originally an Earldom associated with the Duke of Norfolk and is located 3 miles from the market town of Framlingham, and approximately a 35 minute drive from the coastal resorts of Aldeburgh and Thorpeness. The village church was built in the 13th century.

The village itself has retained a lot of its charm due to its history and most of the houses and buildings being listed in the 1960s. It has won Britain's 'Best Kept Village' and was a finalist in Country Life's 'Best British Village'. In addition to the church is an active village hall, tennis club, bowls club, country pub and Mr Hutton's butchers store (noted in Country Life as a treasure). There is also a doctors surgery, veterinary practice and primary school. Within a couple of miles is Kingfishers, which is Cretingham's golf club. Framlingham, with all it has to offer, including Thomas Mills High School, is 4.5 miles away.

The county town of Ipswich lies some 14 miles to the south and provides regular mainline rail services to London's Liverpool Street Station, taking just over an hour. The A14 is accessible some 12 miles to the west and provides a dual carriageway link to Cambridge and the Midlands, as well as to London via the A12.

Description

6 Kings Hill is a Grade II listed mid-terraced cottage. It is of brick and timber-framed construction with part rendered elevations under a tiled roof. Internally, there are exposed timbers throughout some of the rooms and an attractive brick fireplace with a multi-fuel stove in the sitting room. As well as the sitting room, there is a good-sized dining room and kitchen. Off the dining room is a lean-to greenhouse/conservatory. On the first floor are two double bedrooms and a single bedroom, along with a bathroom. There are front and rear gardens, as well as a designated parking space and visitor spaces.

Tenure

The property is sold freehold. It is currently let under a periodic Assured Shorthold Tenancy which commenced on 1st September 2017, with the tenant paying £640 per calendar month. The tenant is keen to continue to rent the property if possible, but understands that the new owner will have the right to serve two months' notice to quit.

The Cottage

Ground Floor

A timber front door provides access to the

Hallway

Brick flooring in a herringbone style. Radiator. Stairs to the first floor landing. A doorway leads to the

Sitting Room 14' x 12' (4.27m x 3.66m)

East facing window with secondary glazing. Exposed timbers and brick fireplace with multi-fuel stove. Radiator. Steps lead down to the



Dining Room 14'8 x 12' (4.47m x 3.66m)

French doors and windows to the greenhouse/conservatory. Radiators, wall light points and understairs cupboard. An open doorway leads to the



Kitchen 10'7 x 8' (3.23m x 2.44m)

West facing window with secondary glazing. Fitted with a modern range of high and low level wall units with wood effect work surface and stainless steel sink with drainer and mixer tap above. Gas-fired boiler which is understood to have been fitted in October 2022. Space and plumbing for a washing machine. Electric oven. Space for fridge freezer. Hatch to roof space. Radiator.



Greenhouse/Conservatory 11' x 8' (3.35m x 2.44m)

Of metal construction on a brick plinth with a brick floor. Sliding doors to the rear garden.



The stairs from the ground floor hallway lead up to the

First Floor

Landing

Hatch to roof space. Built-in airing cupboard with lagged hot water cylinder and slatted shelving. Doors lead off to the three bedrooms and bathroom.

Bedroom One 12' x 9'6 (3.66m x 2.9m)

A double bedroom with west facing window providing views over the rear garden and fields beyond.



Bathroom

South facing window with secondary glazing. Bath with shower above, WC and hand wash basin. Striplight with shaver point. Radiator.



Bedroom Two 12' x 8' (3.66m x 2.44m)

A double bedroom with east facing window with secondary glazing. Exposed chimney breast and built-in wardrobes. Exposed timbers and radiator.



Bedroom Three 8' x 8' (2.44m x 2.44m)

A single bedroom with east facing window with secondary glazing. Exposed timbers and radiator.

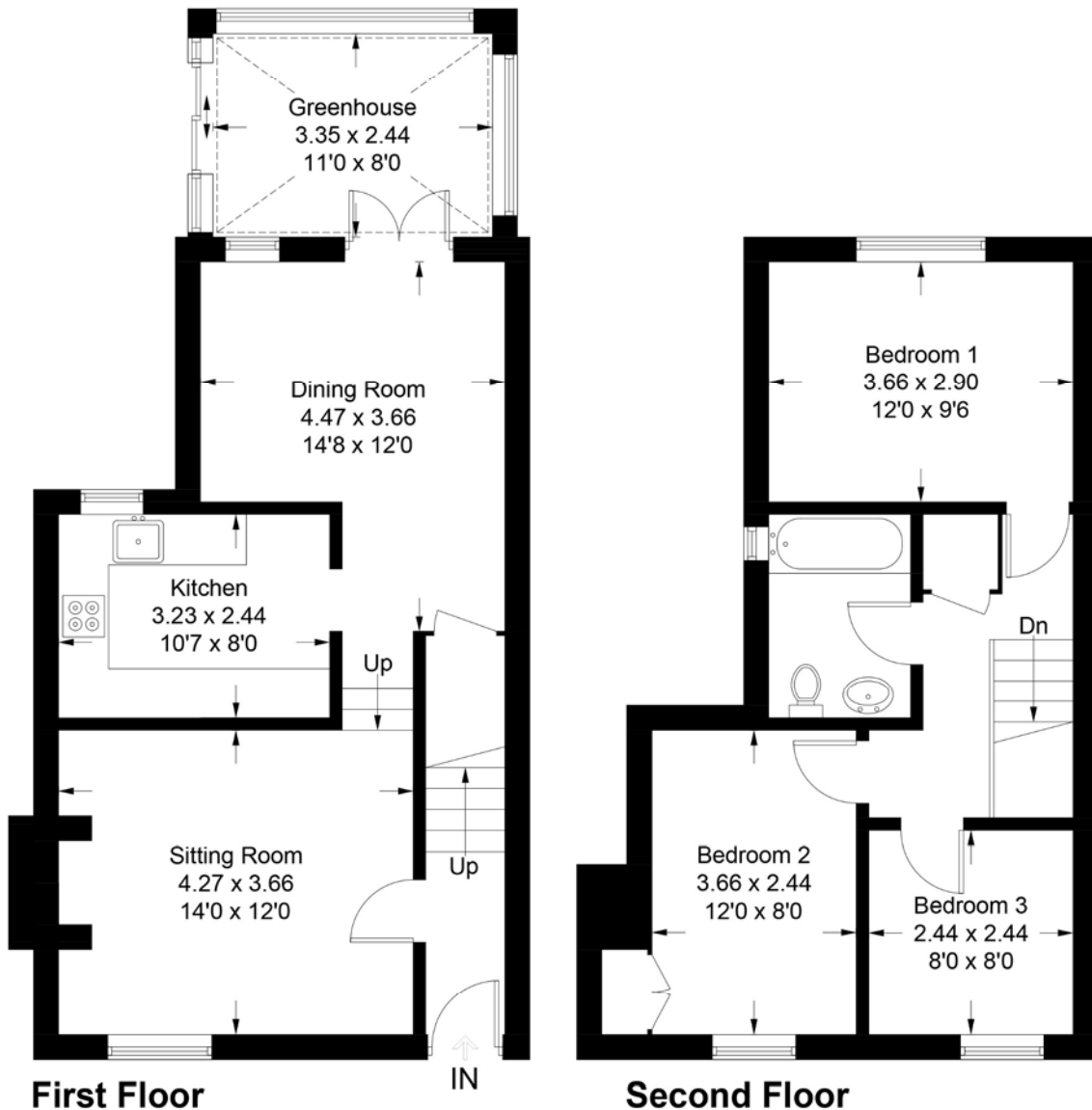
Outside

A shared driveway leads to the rear of the property and to a designated parking space (marked blue on the plan within the sale particulars). In addition are visitor parking spaces which are shared with the neighbouring cottages (marked orange on the plan). To the front of the cottage is an area of lawn enclosed by mature hedging. To the rear is a lawned garden measuring approximately 50' x 16'.



6 Kings Hill, Earl Soham

Approximate Gross Internal Area = 94.2 sq m / 1014 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, electricity and drainage. Gas via an on-site compound currently supplied by Flo Gas.

EPC Rating E (full report available from the agents upon request).

Council Tax Band B; £1,499.89 payable per annum 2022/2023.

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

Site Plan

King's Hill



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.
6. The T marks on the plan within the sale particulars indicate which property is responsible for the boundary feature. Please note that should a buyer wish to replace their fencing, it can be no more than 0.9m in height.
7. 6 Kings Hill cannot be used for holiday lets. For the avoidance of doubt, longer term lets under an Assured Shorthold Tenancy are permitted, and a tenant is in residence.
8. The visitor's parking spaces are marked orange on the plan within the particulars and are available on a first come first served basis.
9. There is a management company in place for the management of the communal areas and the gas compound/supply.
10. There is currently a gap in the rear fence with the tenant of Number 6 passing through the garden of Number 5. This is an informal arrangement and, upon sale, there will be no access through Number 5. The tenant currently uses a shed located within the grounds of Number 8 and, again, upon sale there will be no right to continue this.



Directions

From Framlingham, proceed along the B1119 into Saxtead. Pass The Old Mill House pub on your left and, at the T-junction with the A1120, turn left and continue into Earl Soham. Having entered the village, proceed along the road, passing the school and John Hutton Butchers on the right hand side. Take the next road on the left signposted towards Brandeston. Proceed out of the village where Kings Hill Cottages will be found on the right hand side. Number 6 is the second property on the right within the second terrace of cottages.

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