

FOR SALE BY ONLINE AUCTION
A detached cottage standing in a lovely, rural position within the village of Charsfield, now requiring complete renovation or with scope to be re-built.

Guide Price
£235,000 Freehold
Ref: P6995/C
Rose Villa
Monewden Road
Charsfield
Suffolk
IP13 7QE



Kitchen, sitting room, dining room, former scullery, bathroom and cloakroom.

Three first floor bedrooms.

Outbuildings. Approximately 0.25 acres.

**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 28th February 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 Barker Gotelee Solicitors; 41 Barrack Square, Martlesham Heath, Ipswich, Suffolk IP5 3RF; Tel: 01473 611211. For the attention of Luke Cain - Email: luke.cain@barkergotelee.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

Rose Villa is located on a country lane within the sought after parish of Charsfield. From the property itself, there are pleasant walks along Monewden Road and an assortment of public footpaths. The village has a primary school, first class playing fields with tennis courts and children's playing equipment. The property is located in an excellent position for access to Framlingham (5 miles), Wickham Market (4 miles), Woodbridge (6 miles) and the county town of Ipswich (11 miles). Both Framlingham and Woodbridge are well known for their excellent schools in both the state and private sectors, with Framlingham having Thomas Mills High School and Framlingham College, and Woodbridge being home to Farlingaye High School and Woodbridge School. Woodbridge is located on the banks of the River Deben and offers a wide variety of shops and restaurants. The medieval market town of Framlingham, with its Norman castle, is also home to a good range of local shops and businesses. Ipswich has national stores, as well as trains to London's Liverpool Street, scheduled to take just over the hour.

Description

Rose Villa is a period cottage with a large extension added in the 1970s. In recent years, part of the cottage suffered from fire damage and remedial work was not undertaken. It is envisaged that a buyer may either look to carry out a full refurbishment/renovation programme or may explore the opportunity of demolishing the existing structure and building a new dwelling. Neither the agents nor the vendors have been in contact with East Suffolk Council's planning department to investigate whether they would look favourably upon such an application.



The Accommodation

A glazed door flanked on one side by a window opens to the

Hallway

Doors lead off to the kitchen, bathroom, cloakroom and the dining room.

Kitchen 9' x 7'6 (2.74m x 2.29m)

Wall units. Work surface with stainless steel sink and drainer and taps above. South facing window to the front of the property. A door opens to the

Sitting Room 17'9 x 14' (5.41m x 4.27m)

A dual aspect room with south and east facing windows. Wood burning stove. Built in cupboard with hot water cylinder. Blocked doorway to the exterior.

Bathroom

Bath with hand wash basin. North facing window with obscured glazing.

Cloakroom

WC and north facing window with obscured glazing.

Dining Room 14'3 x 11'9 (4.34m x 3.58m)

South facing windows to the front of the property. Brick fireplace. Stairs to the first floor. A door leads to the

Scullery 23'2 x 7'6 (7.06m x 2.29m)

Former kitchen with part built stairs to the first floor. West facing windows. Door to a rear porch.

Further opening from the former kitchen leads to the

Snug 11'9 x 8'5 (3.58m x 2.57m)

South facing window and west facing door to the exterior. Fireplace.

The stairs from the dining room lead up to

First Floor

Bedroom One 12' x 10'5 (3.66m x 3.17m)

A walk-through bedroom with south facing window and doors to bedrooms two and three.

Bedroom Two 12'2 x 12' (3.71m x 3.66m)

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

Bedroom Three 9'4 x 7'2 (2.84m x 2.18m)

East facing window.

Outside

The property is approached from a small lane via a drive providing off-road parking for two vehicles and with scope for further parking. The main grounds lie to the west of the cottage. Beyond this is a brick outhouse with tiled roof that is divided into two sections but in total measures 8' x 10'. Adjacent to this is a timber store measuring 13'5 x 11'. To the rear of the cottage is a further basic timber store.

The main gardens lie to the west of the cottage and in total the plot extends to approximately 0.25 acres.







Rose Villa Charsfield

Approximate Gross Internal Area = 135.9 sq m / 1463 sq ft
(Excluding Void)



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services The agents have been informed that mains water, drainage and electricity are connected to the property. Whilst there are a couple of radiators in the house, these are now redundant and there is no central heating. Telephone line connected. None of the services have been checked.

EPC Rating = G

Council Tax Band D; £1,905.73 payable per annum 2022/2023

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

NOTES

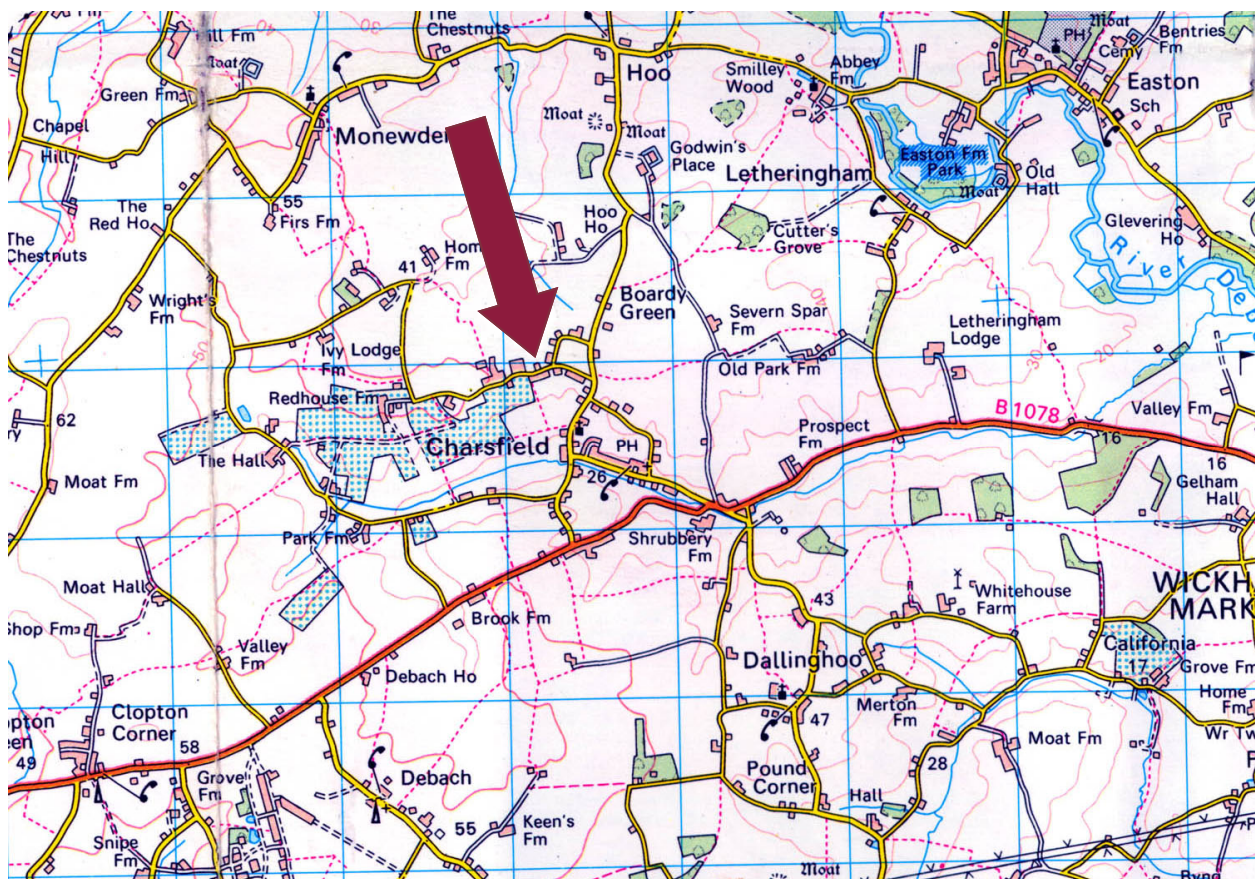
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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 2023

Directions

Heading north on the A12, proceed towards Wickham Market taking the junction signposted to Pettistree, Ufford and Wickham Market. Continue into the village of Wickham Market and at the market square turn left, and then take the second left into Broad Road. At the T-junction turn left onto the B1078 towards Charsfield. Turn right off the B1078 into the village and continue along the road until you come to the T-junction. Turn right passing the church on the right hand side and take the first road on the left, Monewden Road. Rose Villa will be found a short way along on the right hand side just after Davey Lane.

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