

*FOR SALE BY ONLINE AUCTION*  
*A three storey town house located on*  
*Coopers Close, within walking distance*  
*of all that Framlingham has to offer.*

Guide Price  
£275,000 Freehold  
Ref: P7034/C

11 Coopers Close  
Framlingham  
Suffolk  
IP13 9FR



Hallway, kitchen, sitting/dining room and cloakroom.  
Two first floor bedrooms and bathroom. Second floor principal  
suite with bedroom and shower room.  
Courtyard rear garden.  
Off road parking for two vehicles and garage.

**FOR SALE BY TIMED ONLINE AUCTION**  
**- 11th July 2023**

Contact Us



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

*And The London Office*  
40 St James' Place  
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 11th July 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 Cross Ram & Co; 3 Church Street, Framlingham, Suffolk IP13 9BG; Tel: 01728 724111; For the attention of Amanda Barlow; Email: abarlow@crossramfram.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

## **Location**

The property is located within walking distance of all that Framlingham has to offer, including its medieval castle. This popular and historic town offers a variety of shops, businesses and cafes, including a Co-operative supermarket. The town also boasts a wide range of pubs and restaurants, as well as a doctors surgery, veterinary practice, pharmacy, library and Barclays bank. There are also excellent schools in both the state and private sectors.

The town of Woodbridge, lying on the banks of the River Deben, is about 15 miles to the south and offers a further choice of shopping and schooling facilities, as well as recreational pursuits including sailing on the River Deben, golfing and excellent walks. The Heritage Coast at Aldeburgh is about 15 miles to the east and offers a further choice of recreational facilities. The county town of Ipswich, about 20 miles, benefits from railway links to London's Liverpool Street station which take just over the hour.

## **Description**

11 Coopers Close is a mid-terraced three storey town house of brick and block construction under a tiled roof. This most attractive house was built in 2018 and still benefits from the remainder of the NHBC warranty. On the ground floor is a well equipped kitchen, a sitting/dining room opening to the courtyard garden, and a cloakroom. On the first floor are two good sized bedrooms and a bathroom. On the second floor is a principal bedroom suite with shower room. There is parking for two vehicles immediately adjacent to the courtyard garden and also a single garage with power and light connected.

## **The Accommodation**

A partially glazed front door provides access to the

### *Hallway*

Stairs to the first floor landing with understairs recess and cupboard. Radiator. Karndean style flooring. Doors lead off to the kitchen, cloakroom and

### *Sitting Room* 15'8 x 12' (4.78m x 3.66m)

East facing French doors flanked on both sides by windows opening up to the rear patio and gardens. Fitted roman blinds. Carpet floor covering. Radiator.





*Cloakroom*

WC and hand wash basin. Radiator. Wall to wall fitted mirror. Part tiled walls and Karndean style flooring.

*Kitchen* 11'2 x 10' (3.40m x 3.05m)

West facing window to the front of the property with roman blinds. Fitted with a stylish range of high and low level wall units with integrated slimline dishwasher and double electric oven. Roll edge work surface with one and a half bowl stainless steel sink with drainer and mixer taps above. Four ring gas hob with extractor fan above. Integrated fridge freezer. Kickboard with lighting and heater. Cupboard housing the gas fired combi boiler. Radiator. Fitted breakfast bar.



The stairs in the ground floor hallway lead to the

## First Floor

### Landing

Doors lead off to

### Bedroom Two 15'8 11' (4.78m x 3.35m)

A double bedroom with east facing window to the rear of the property. Wall to wall fitted wardrobes with hanging rails and shelving with sliding doors to the front. Radiator.



### Bathroom

Comprising bath with shower above and glazed screen. WC and hand wash basin. Radiator. Part tiled walls. Wall to wall fitted mirror.



*Bedroom Three* 9'6 x 8'5 (2.90m x 2.57m)

West facing window to the front of the property with fitted roman blinds. Karndean style flooring. Radiator.



From the landing a door leads to the **Principal Bedroom Landing** which has a west facing window with roman blinds, radiator and stairs leading to

*Bedroom One* 17'3 x 12'5 (5.26m x 3.78m)

A most impressive part vaulted bedroom with west facing dormer window with roman blinds and east facing skylight with blind. Radiator. Wall light points. Wall to wall fitted wardrobes with hanging rails, shelving and sliding doors to the front, one of which has a mirror. A door opens to an





### *En-Suite Shower Room*

Comprising shower unit, WC and hand wash basin. Part tiled walls. Radiator. Fitted mirror. East facing skylight.

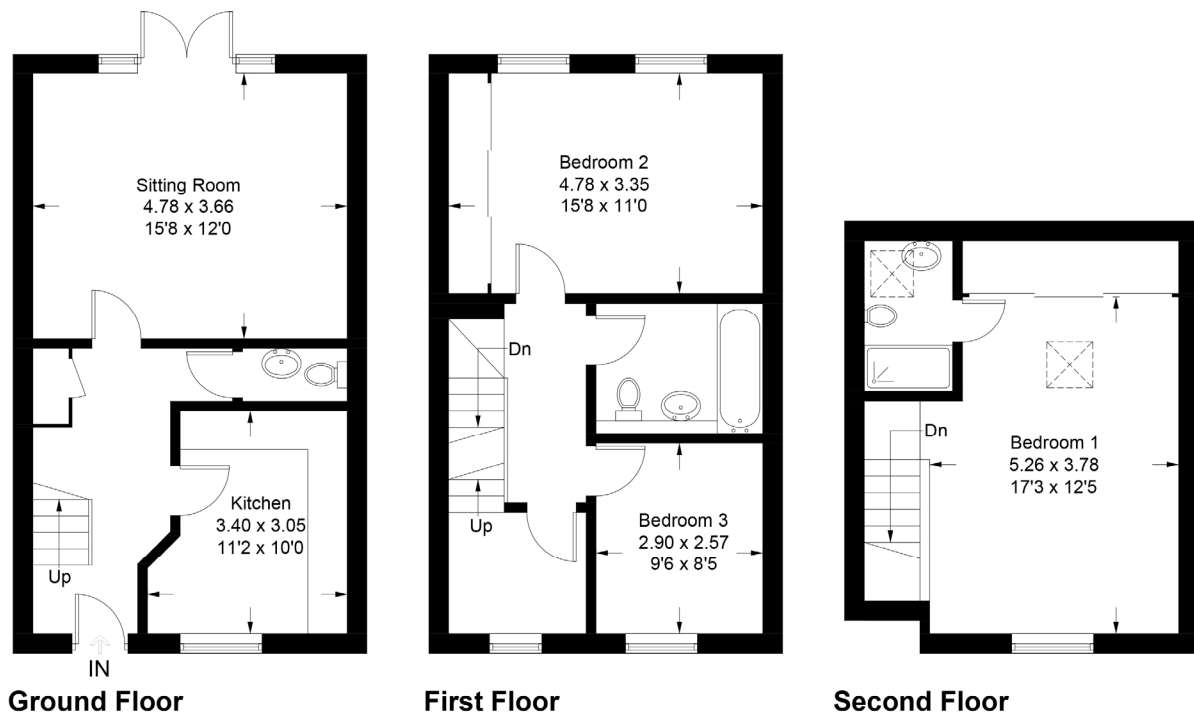
### **Outside**

To the front of the property is a communal pathway leading to the terrace of properties. Here there are beds and an area of grass. The parking and garage for number 11 can be found off St John Way and here there are two car parking spaces and a garage measuring 18'2 x 9'3 with up and over door to the front and power and light connected. Adjacent to this is a gate leading to the rear garden of number 11 that is fully enclosed by fencing. The garden measures approximately 25' x 17'. There is a patio area abutting the house itself and terraced beds with a multitude of shrubs.



# 11 Coopers Close, Framlingham

Approximate Gross Internal Area = 110.7 sq m / 1191 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk  
Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, electricity, gas and drainage. Broadband of over 100MBPS.

**Service Charge** The payment over the last 12 months was circa £200. This covers the cost of maintenance of the communal areas, the insurance and administration.

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

**Council Tax** Band C; £1,822.46 payable per annum 2023/2024

**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.

**Auction Launch - June 2023**

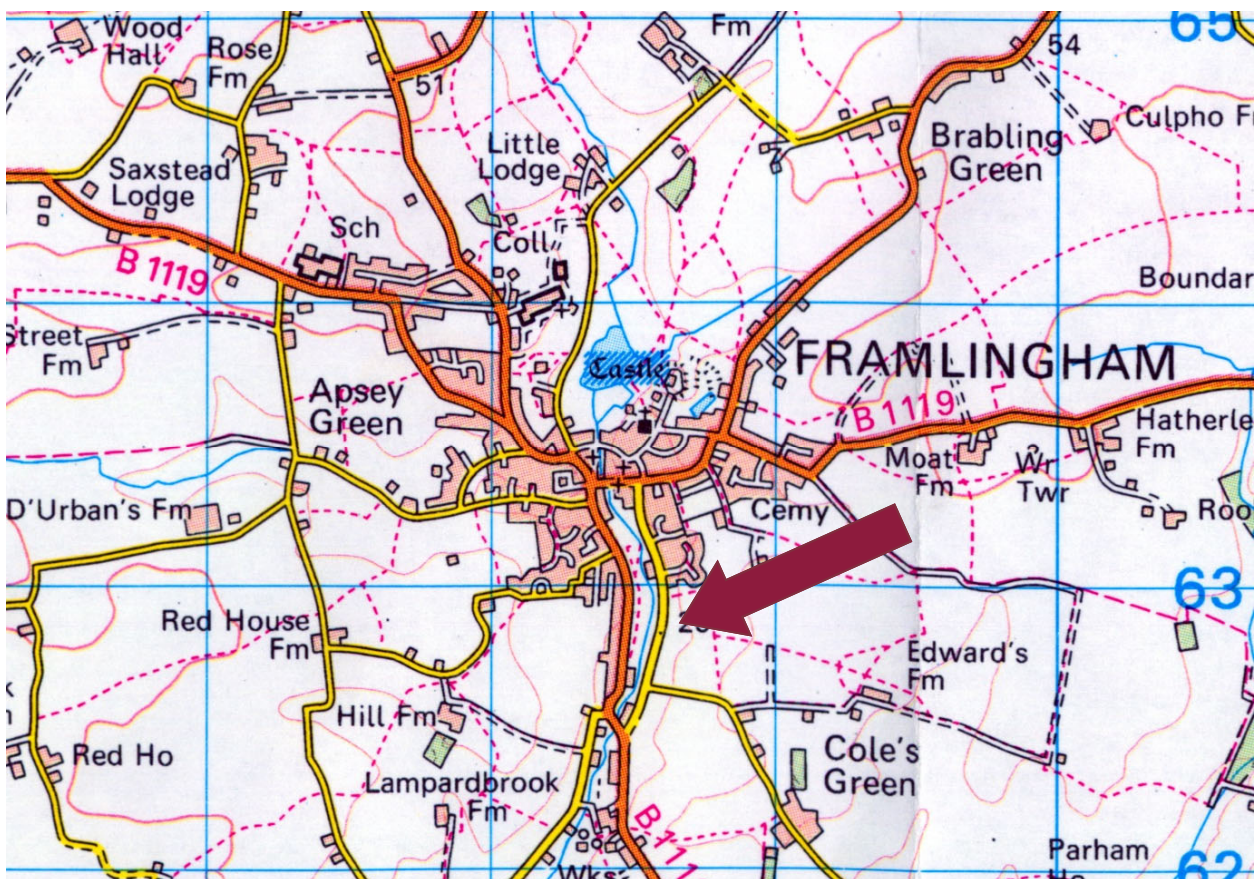


## Directions

From Clarke and Simpsons office in Well Close Square head onto Station Road and then turn left onto Fore Street. Proceed up the hill and turn right onto Fairfield Road. Proceed along the road where number 11 Coopers Close will be found on the left as indicated by the Clarke and Simpson For Sale board.

To access the parking and garage, proceed past the house and turn left onto Coopers Close. Take the first left into St John Way and then left again whereupon bear right where the parking and garage are located. See the plan within the particulars

For those using the What3Words app: [///launcher.swanky.slicing](http://launcher.swanky.slicing)



Need to sell or buy furniture?

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