

*For Sale By Online Auction*  
*A detached three bedroom bungalow*  
*requiring general modernisation, in a*  
*pleasant location within the Parish of*  
*Charsfield.*

Guide Price  
£200,000 Freehold  
Ref: P7232C

Dalriada  
Monewden Road  
Charsfield  
Suffolk  
IP13 7QD



Porch, hallway, kitchen, sitting room, three bedrooms and bathroom. Off road parking, garage and grounds extending to 0.12 acres.

**For Sale By Timed Online Auction - 7th February 2023**

Contact Us



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## Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on 7th 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 Seller's solicitor has prepared 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 and Bid.

## Seller's Solicitors

The seller's solicitor is Ellisons Solicitors; 2 - 6 Arcade Street, Ipswich, Suffolk, IP1 1EL. For the attention of: Carly Callaghan; Tel: 01473 786969; Email: carly.callaghan@ellisonssolicitors.com. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

## Location

The property is located along Monewden Road in Charsfield. From the property itself, there are pleasant walks along Monewden Road and an assortment of public footpaths. The village has a primary school with playing fields, tennis courts and children's playing equipment. The property is located within reach of 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 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

Dalriada is a detached bungalow believed to be of predominantly brick construction under a tiled roof. It is understood to date from the late 1950s and it is anticipated that a buyer will carry out a full modernisation programme which will include updating the electrics, adding a central heating system along with a new kitchen and bathroom. The bungalow currently has UPVC double glazed windows as well as secondary glazing. Externally, there are front and rear gardens with grounds extending to approximately 0.12 acres as well as off road parking and a store/garage. It should be noted that the surrounding properties are two storey and subject to planning permission, the property could be developed in that way.



## The Accommodation

A door flanked on one side provides access to the

### *Porch*

Tiled flooring. Window to the front. Door to a shelved storage cupboard and a further door to the garage. A UPVC front door provides access to the

### *Hallway*

Shelved wardrobes and cupboards. Hatch to roof space. Doors lead off to the bedrooms, bathroom, sitting room and

### *Kitchen* 13'5 x 10'7 (4.09m x 3.23m)

Fitted with a basic range of high and low level wall units with roll edge work surface and stainless steel sink with drainer and mixer taps above. UPVC window with secondary glazing to the front of the property overlooking the garden. Night storage heater. Built in airing cupboard with hot water cylinder and slatted shelving. Pantry cupboard. Night storage heater. A door opens to a side



*Lobby*

Shelving. A blocked window and door to the exterior.

*Sitting/Dining Room* 15' x 12'3 (4.57m x 3.73m)

UPVC window with secondary glazing to the rear of the property. Blocked fireplace with tiled surround. Night storage heater.



*Bedroom One* 12' x 11'3 (3.66m x 3.43m)

Built in wardrobe. Electric heater. UPVC window with secondary glazing to the rear of the property.



*Bathroom*

Fully tiled and comprising bath, WC and hand wash basin. Electric towel radiator. UPVC window to the front of the property.



*Bedroom Two* 12' x 9' (3.66m x 2.74m)

UPVC window with secondary glazing overlooking the rear garden. Night storage heater and frost radiator.



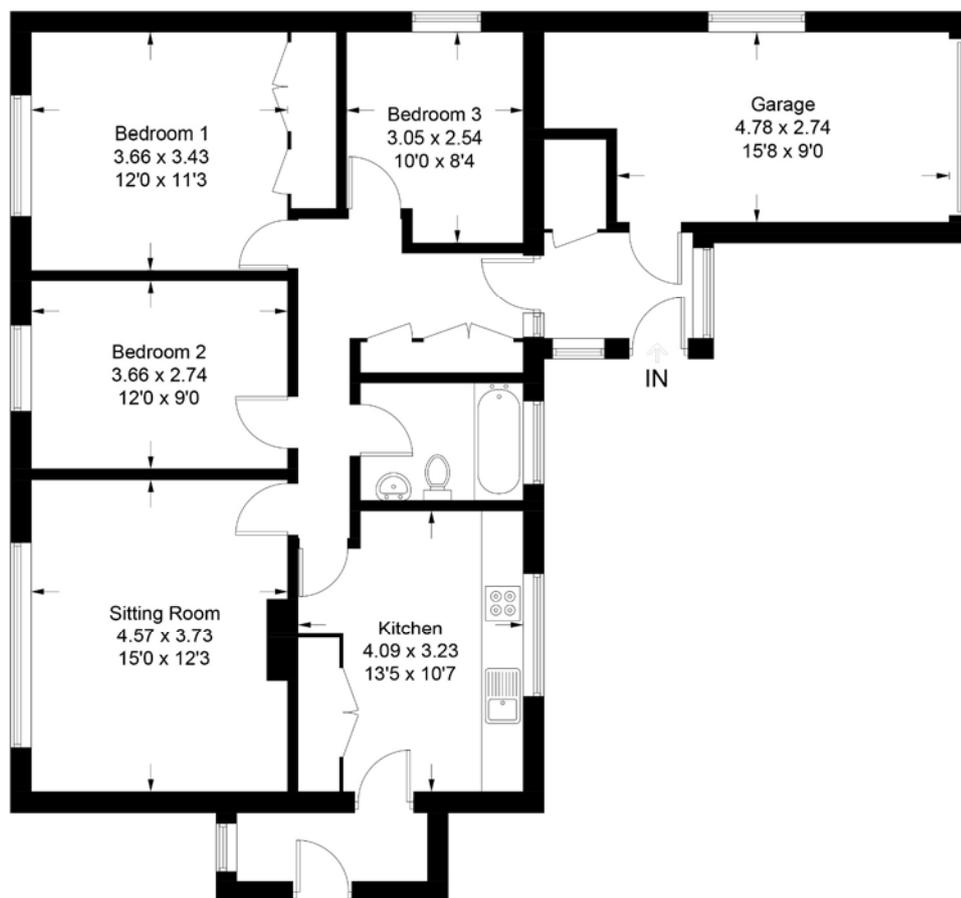
*Bedroom Three* 10' x 8'4 (3.05m x 2.54m)

UPVC window with secondary glazing to the side of the property. Night storage heater.

## The Outside

To the front of the property there is off-road parking for two/three vehicles. From here there is access to a garage measuring 15'5 x 8'1. This is of brick construction under a corrugated roof with double doors to the front. There is a personnel door to the porch. To the front of the bungalow is garden laid to lawn with beds which is enclosed by fencing. The rear garden can be accessed via either side of the bungalow and is triangular in shape. The grounds extend to approximately 0.12 acres.





*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage and electricity.

*EPC* = F (copy available from the agents)

*Council Tax* Band C; £1,763.06 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

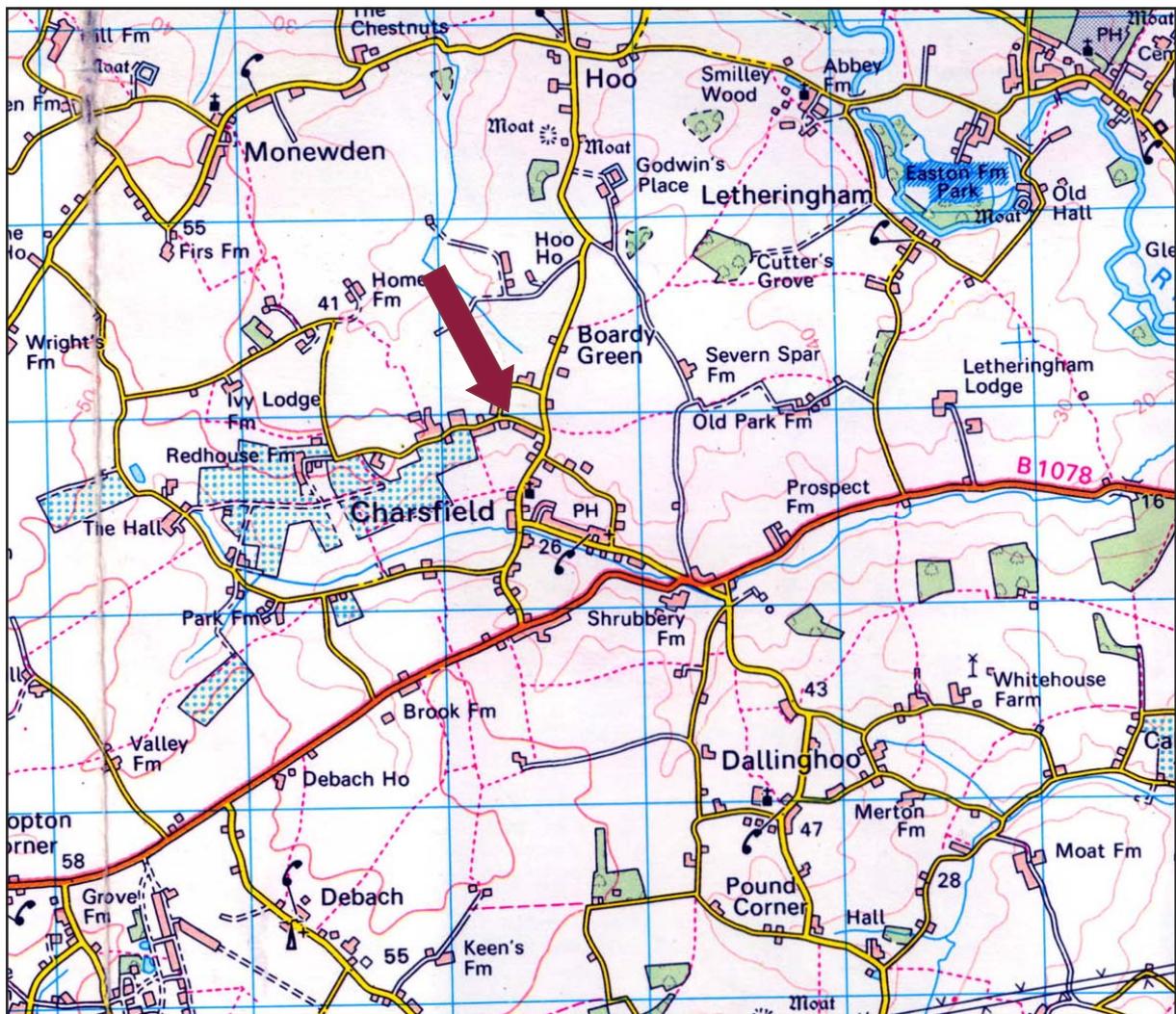
- Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars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

*January 2024*

## Directions

From the A12 at Wickham Market proceed in a westerly direction on the B1078 towards Charsfield. Upon entering the village turn right onto The Street and proceed through the village itself. At the T-junction turn right and continue up the hill past the village school on the left. Take the first lane on the left (Monewden Road) where Dalraida will be found a short way along on the left hand side.

For those using the What3Words app: [///exploring.scrolled.ankle](http://exploring.scrolled.ankle)



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