

## *For Sale By Online Auction*

*A red brick detached house believed to date from the early 20th Century, now requiring refurbishment, situated in a pleasant position within the popular village of Butley.*

Guide Price

£225,000 Freehold

Ref: P7380C

24 The Street

Butley

Woodbridge

Suffolk

IP12 3PB



Hallway, sitting room, kitchen/dining room, three bedrooms and bathroom.

**For Sale By Timed Online Auction - 9th October 2024**

### Contact Us



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## Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on 9th October 2024 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 Gotelee Solicitors; 19 Deben Mill Business Centre, Old Maltings Approach, Woodbridge, Suffolk IP12 1BL. For the attention of Christina Morlham; Tel: 01394 388605; Email: christina.morlham@gotelee.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

## Location

The property is situated close to the centre of the rural village of Butley, just a short walk from the pub, The Oyster Inn. Butley lies midway between the popular coastal village of Orford (4 miles) and the thriving town of Woodbridge (7½ miles). The heathlands, forest and coastline of this part of Suffolk is an Area of Outstanding Natural Beauty (AONB) and a Site of Special Scientific Interest (SSSI). Orford offers a general store providing all day to day groceries, a butcher's shop, Pinney's Cafe, Orford Deli and Wine Store, a post office and the Pump Street Bakery. There are various pubs including The King's Head, the Jolly Sailor and The Crown and Castle. The village benefits from a primary school and is well known for its distinct 12th century castle. There is sailing on the Ore River and dining cruises on the Lady Florence. The market town of Woodbridge, with its outstanding riverside setting, lies about 8 miles to the north-east of the County Town of Ipswich. It offers a good choice of schooling in both state and private sectors, a wide variety of shops and restaurants, a cinema/theatre and marina. There is also a railway station with connecting trains via Ipswich to London's Liverpool Street Station, which take just over the hour.

## Description

24 The Street is a detached red brick house which is believed to date from the early 20th century. Whilst much of the house has UPVC double glazed windows, it is anticipated that an incoming owner will wish to carry out a full renovation programme.

A front door leads to a hallway off which is a triple aspect sitting room overlooking the rear garden and with field views to the front. There is an open fireplace. Also off the hallway there is the kitchen/dining room. The dining room has a window to the front and opens to the kitchen where there are fitted units and space for an electric oven and washing machine. It overlooks the rear garden. A door opens to a rear hallway off which is a basic utility room and cloakroom and access to the rear garden.

From the dining room, are stairs up to the first floor landing which has views to the front over open countryside. Off this, is a dual aspect double bedroom, a good size bathroom with bath, WC and hand wash basin and also a large storage cupboard. Also off the landing is a second, walk through dual aspect double bedroom that leads to a third double.

## Outside

There is off road parking for two vehicles, a small front garden and a rear garden that measures approximately 35' x 25'.



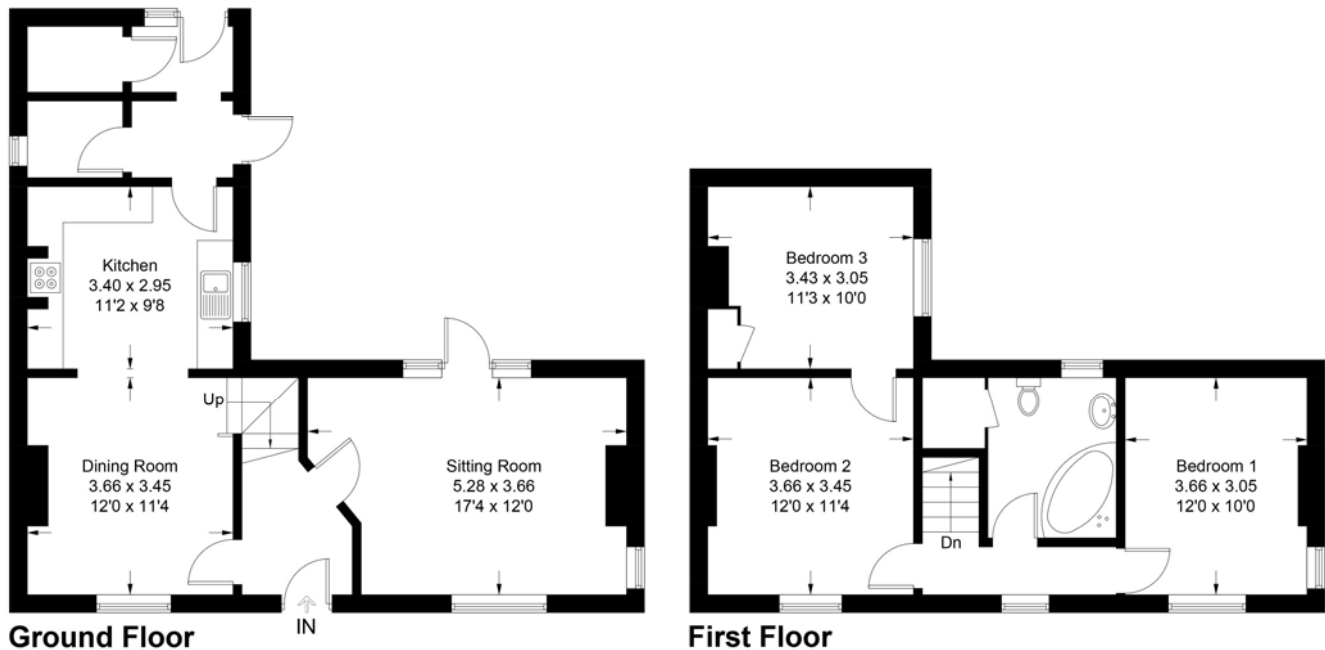






## 24 The Street, Butley

Approximate Gross Internal Area = 105.3 sq m / 1133 sq ft



*Viewing* Strictly by appointment with the agent.

*Services* Mains water and electricity. Private drainage system shared with three other dwellings and located within grounds owned by number 20. The heating is not in working order.

*Broadband* To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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

*Council Tax* Band D; £2,061.45 payable per annum 2024/2025

*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.

*September 2024*

## Directions

From the agents offices, proceed down Station Road and on towards Wickham Market and then on to Campsea Ashe on the B1078. Proceed towards Tunstall. At the junction with the Green Man public house turn left. Follow the road around and head straight towards Orford. (B1078) After leaving Tunstall, turn right signposted Wantisden. At the junction, bear right and the property will be found a short way along on the left hand side just before the public house, The Oyster Inn.

For those using the What3Words app: [///curry.boil.picturing](https://www.what3words.com/curry.boil.picturing)



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