

For Sale by Online Auction
A two bedroom semi-detached former
local authority bungalow, located in
the popular village of Knodishall, a
short drive from the Heritage Coast.

Offers in Excess of
£75,000 Freehold
Ref: P7477/B

11 Whinlands
School Road
Knodishall
Saxmunham
Suffolk
IP17 1TT



Sitting room and kitchen.
Two bedrooms and a wet room.
Gardens to the front and rear.
Off-road parking for three to four vehicles.

For Sale By Timed Online Auction - 18th December 2024

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 being offered for sale by Unconditional Timed Online Auction on 18th December 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 Flagship Conveyancing, 31 King Street, Norwich, Norfolk NR1 1PD; FAO: Esther Coyte-Broomfield; Tel: 0845 2586410; Email: conveyancing@flagship-group.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Note

For those wishing to bid at auction, it is essential that each buyer "wet" sign a copy of the Flagship Declaration of Interest Form. Please contact the agent for further details.

Location

11 Whinlands is situated in the centre of the village of Knodishall, about 3 miles from the coastal town of Aldeburgh. The village itself has a shop, garage, public house and a primary school. Secondary schooling is available in Leiston. There are further facilities in Saxmundham approximately 5 miles away, including supermarkets, as well as rail services to Ipswich and some direct trains through to London's Liverpool Street station. The Heritage Coast is within 2 miles with the popular coastal resorts of Thorpeness and Aldeburgh, and also Southwold a short distance up the coast. The County Town of Ipswich lies about 20 miles to the south-west.

Description

11 Whinlands is a two bedroom, semi-detached, former local authority bungalow built in circa 1945 of non-standard 'Unity Construction'. The accommodation is well laid out, but is now in need of refurbishment and redecoration. The property benefits from double glazing and gas fired central heating via strategically placed radiators throughout the property.

The front door opens into the sitting room which has a window to the front and a door off to the kitchen. The kitchen is fitted with a matching range of fitted wall and base units with a stainless steel single drainer sink unit with taps over and tiled splashbacks to roll top work surfaces. There is space for a electric cooker and appliances. There is also a wall mounted gas fired boiler and a built-in cupboard with slatted shelving. The kitchen has a window to the rear and a part-glazed door to the garden. An opening from the sitting room leads to an inner hall with a built-in cupboard with shelving and doors leading off to the bedrooms. Bedroom one is a double bedroom with a window to the front. Bedroom two is a single bedroom with a window to the rear. There is a wet room with an obscure glazed window to the rear, low level WC, electric shower and a wall hung basin.

Outside

The front of the property is approached via a driveway which provides off-road parking for two to three vehicles. There is a pathway to the front of the property and a gated access to the side. The garden to the front is partially hard landscaped and is enclosed by panel fencing and hedging. The rear garden is mainly laid to lawn, together with a paved terrace immediately behind the property. There is also an area that has been enclosed by a picket fence with further garden and hardstanding to the rear. There is a brick outbuilding/store and a large timber shed. The rear garden is enclosed by panel fencing and is not overlooked. There is an outside tap.

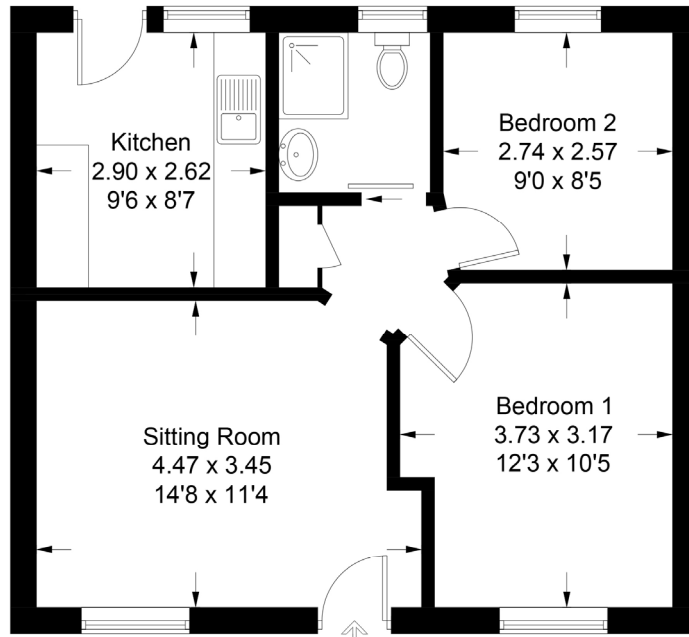






11 Whinlands, Knodishall

Approximate Gross Internal Area = 49.1 sq m / 528 sq ft



Ground Floor

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, drainage, electricity and gas.

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 Rating = C

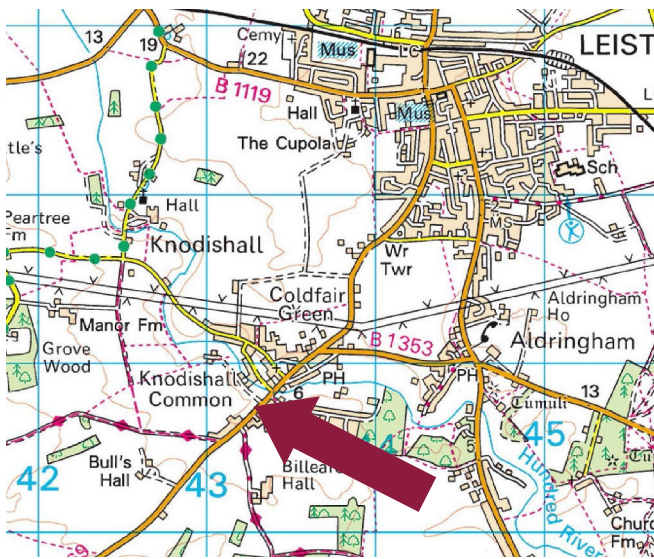
Council Tax Band A ; £1,400.25 payable per annum 2024/2025.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

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. Please note that the property is of 'Unity Construction' which is deemed to be non-standard and those purchasers needing finance are encouraged to find out whether their lender will lend on this type of construction prior to auction.

November 2024



Directions

From the A12 take the A1094 towards Aldeburgh and after a few miles turn left on to the B1069 towards Leiston. On entering the village of Knodishall turn left just before the garage into School Road. 11 Whinlands can be found on the left hand side identified by a Clarke and Simpson For Sale board.

For those using the What3Words app:
 ///crank.tonight.attending



Need to sell or buy furniture?

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