

## *For Sale by Online Auction*

*A three bedroom semi-detached former local authority house, located within the village of Dennington, opposite the primary school and within walking distance of the pub and café.*

Guide Price

£125,000 Freehold

Ref: P7500/B

2 Townsfield Cottages

Laxfield Road

Dennington

Woodbridge

Suffolk IP13 8AE



Entrance hall, sitting room, kitchen, downstairs bathroom and cloak room.

Three first floor bedrooms.

Large front and rear gardens with a number of useful outbuildings.

On-road parking.

**For Sale By Timed Online Auction - 26th March 2025**

### 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 26th March 2025 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 on 25th April 2025. 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; 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" signs a copy of the Flagship Declaration of Interest Form. Please contact the agent for further details.

## **Location**

The property is set in the heart of the pretty village of Dennington, which is well served by the well regarded Little Oaks playgroup, a primary school, an excellent dining pub and café, The Dennington Queen and the Neathouse Cafe. The historic town of Framlingham is within a couple of miles and here there are facilities for most day to day needs, including further excellent schooling in both the state and private sector as well as a fine medieval castle. The Heritage Coast is within about 15 miles with the popular coastal towns and villages of Southwold, Walberswick, Dunwich, Thorpeness and Aldeburgh all within easy reach. Heading west, the A1120 provides good access to the A14 which leads out to Bury St Edmunds, Cambridge and the Midlands beyond as well as to the A140 Norwich Road. The County town of Ipswich lies about 20 miles to the south and from here there are Inter City rail connections to London's Liverpool Street Station which are scheduled to take just over an hour.

## **Description**

2 Townfields Cottages is a semi-detached red brick dwelling in need of general modernisation. It has some UPVC double glazed windows and night storage heaters. A front door leads to a hallway, where there are stairs to the first floor landing. Off this is a sitting room with a fireplace, a window overlooking the front garden and an understairs cupboard. A door leads to the kitchen, which has basic high and low level fitted units and a stainless steel sink unit with taps over, pantry cupboard and Rayburn, as well as a night storage heater. Off the kitchen is a bathroom, comprising a bath and hand wash basin. At the rear of the house is a hallway and cloakroom. From the first floor landing there are three bedrooms, the principal bedroom has a built-in wardrobe, a fireplace, window to the front and a night storage heater. The second bedroom can be used as a double and has an airing cupboard with hot water cylinder and slatted shelving. The third bedroom completes the accommodation and is a good sized single bedroom.

## **Outside**

To the front of property is an on-road lay-by and a gate leading into the front garden. The front garden is laid to grass with a path leading to the front door and onto the rear garden. Immediately to the rear there is a yard which houses a red brick building which could be used as a utility, a coal store and a number of timber sheds. Beyond this is a pleasant garden laid to grass which includes a summerhouse. In total, the rear garden measures approximately 135' by 19' with a total plot size of approximately 0.1 acres



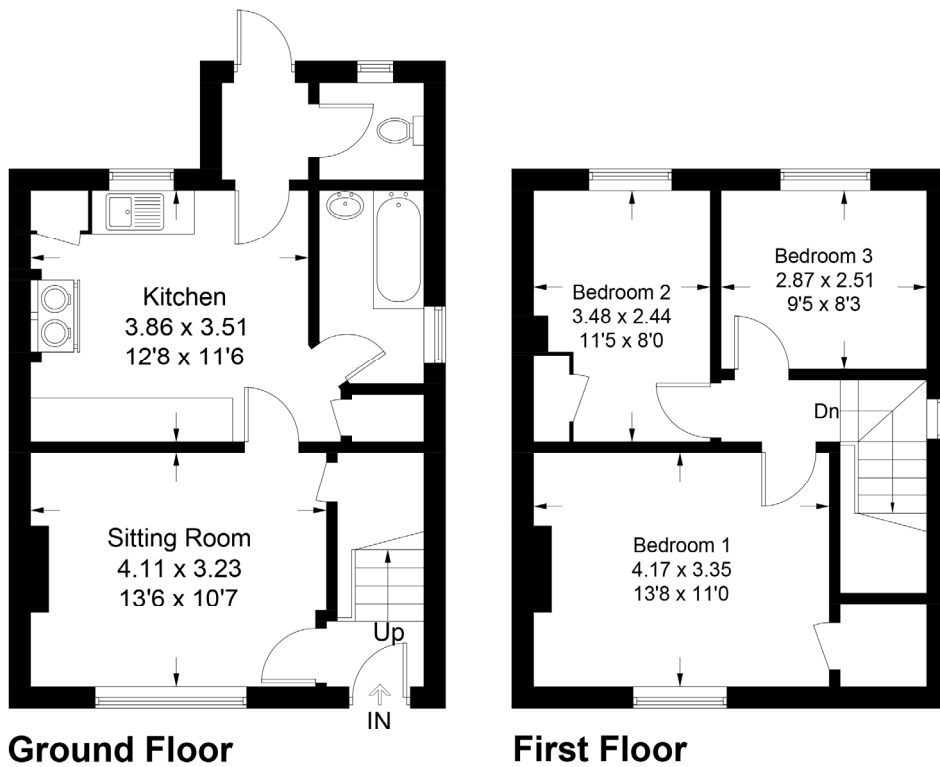






## 2 Townsfield Cottages, Dennington

Approximate Gross Internal Area = 79.7 sq m / 858 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, drainage and electricity. Night storage heaters.

*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* = E (Copy available upon request)

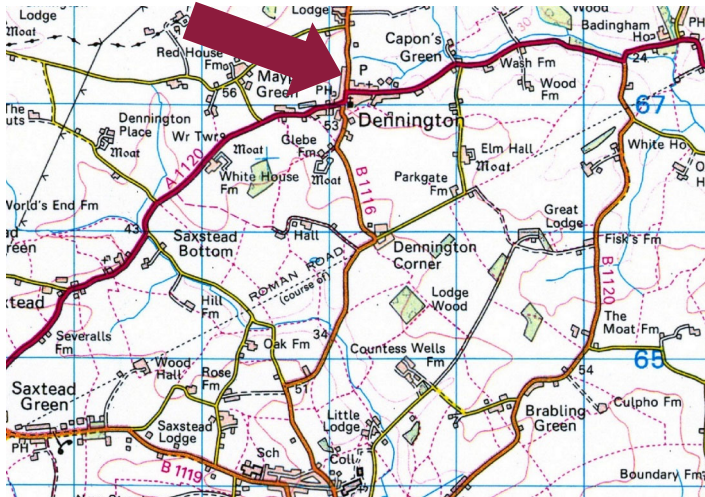
*Council Tax* Band B; £1,617.74 payable per annum 2024/2025.

*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. Please note that in this instance Flagship have stated that the property will be sold by auction only.
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 2025*



## Directions

From Framlingham take the B1116 Dennington road and at the T-junction with the A1120 turn right and then immediately left back on the B1116. Number 2 Townsfield Cottages will be found on the left hand side, immediate opposite the primary school.

For those using the What3Words app:  
 ///piled.lively.rewarded



Need to sell or buy furniture?  
 If so, our Auction Centre would be pleased to assist — please call 01728 746323.