

*For Sale by Online Auction*  
*A three bedroom semi-detached former*  
*local authority house, located within*  
*the popular village of Clopton.*

Guide Price  
£150,000 Freehold  
Ref: P7545/B

9 Rouse Hall Estate  
Clopton  
Woodbridge  
Suffolk  
IP13 6QW



Entrance hall, sitting room, dining room, kitchen, ground floor bathroom, separate WC, three first floor bedrooms.  
Enclosed garden to front and large enclosed garden to rear.  
Driveway providing off-road parking for two to three vehicles.  
UPVC double glazing throughout and air-sourced heat pump.  
No onward chain.

For Sale By Timed Online Auction - 9th April 2025

Contact Us



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## **Method of Sale**

The property is being offered for sale by Unconditional Timed Online Auction on 9th April 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 7th May 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 situated at the end of Rouse Hall Estate, which is in a pleasant rural location, adjacent to farmland. From the property there are small lanes and footpaths and the area has the great advantage of not only being rural, but very convenient with Woodbridge being 6 miles, Ipswich being 8 miles, Wickham Market 6 miles, and Framlingham 9 miles. All these conurbations have day to day shops and services with Ipswich having national stores and train services to London's Liverpool Street station. The coast with destinations such as Aldeburgh, is 18 miles.

## **Description**

9 Rouse Hall Estate is a three bedroom semi-detached former local authority house with brick and colour washed elevations under a pitch tiled roof and is now in need of modernisation. A side door leads to the entrance hallway with doors off to a sitting room with tiled fireplace and window to side and another door to the dining room. A larger room with window to front and wall mounted radiator. A tiled fireplace and hearth and built-in storage cupboards - one with shelving and one with hanging rail with cupboards above for meters. From here there is a door to the kitchen with obscure window to side and window to rear. Matching range of fitted wall and base units with a stainless steel single drainer sink and tiled splashback to roll top worksurfaces. Space for appliances and space for electric cooker and breakfast bar. Wall mounted radiator. A further door leads from the sitting room to the ground floor bathroom with a panel bath with tile surround and wall hung basin with cupboard under and tiled splashbacks, wall mounted radiator and extractor fan. The rear hall has a wall mounted radiator and partially glazed door to the garden. From here there is a door to the downstairs cloakroom with a low-level WC and obscured window to the rear. From the entrance hall the stairs raise to first floor landing where there is a window to the front and doors off to bedroom one with windows to side and rear, a tiled fireplace, wall mounted radiator and airing cupboard housing the water tank and a hanging rail. Bedroom two is a double bedroom with window to rear and wall mounted radiator. Bedroom three is a single bedroom with a window to front and wall mounted radiator.

The property benefits from double glazing throughout and heating via air-sourced heat pump, to strategically placed radiators throughout the property.

## **Outside**

To the front of property, access is gained from double gates into the enclosed front garden which is mainly laid to lawn and enclosed by hedging and fencing with a driveway providing off-road parking for two to three vehicles to the side of the property. To the rear of the property is a large garden enclosed by fencing and hedging and is mainly laid to lawn with several timber and metal outbuildings and a coal store.





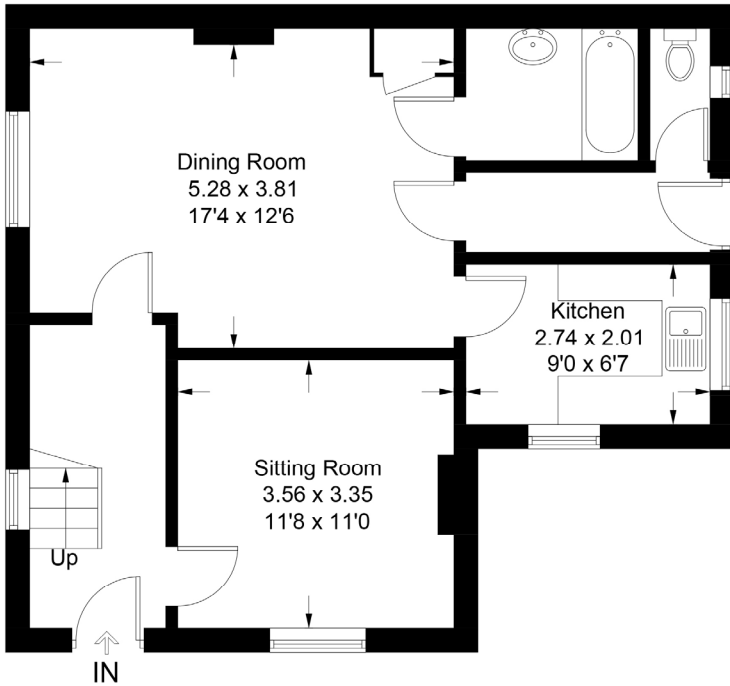




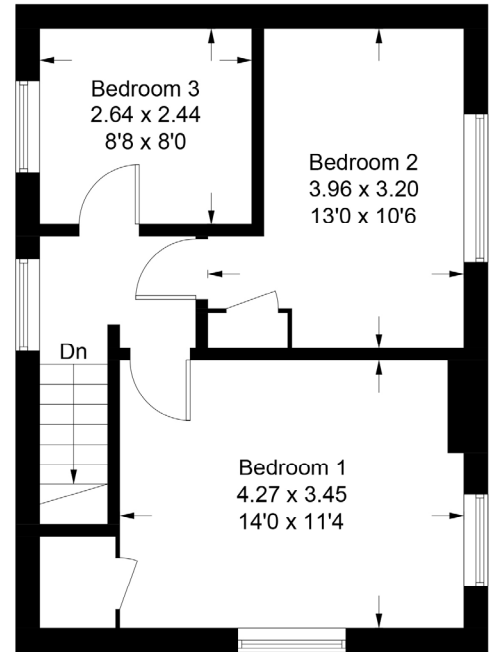


## 9 Rouse Hall Estate, Clopton

Approximate Gross Internal Area = 95.6 sq m / 1029 sq ft



**Ground Floor**



**First Floor**

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Produced for Clarke and Simpson





*Viewing* Strictly by appointment with the agent.

*Services* Mains water and electricity. Private drainage with old fashion septic tank (the vendor has informed the agents that the septic tank works in a satisfactory manner, however, it is unlikely to comply with the modern regulations and a buyer should budget to install a new sewage plant).

*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>

*Annual Ground Maintenance Charges* The property has an annual grounds maintenance fee of £27.56 and £810.46 annual fee for the septic tank.

*EPC Rating* = D (Copy available upon request)

*Council Tax* Band B; £1,610.94 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.
6. Private drainage system (the vendor has informed the agents that the septic tank works in a satisfactory manner, however, it is unlikely to comply with the modern regulations and a buyer should budget to install a new sewage plant).
7. Annual Ground Maintenance Charges - The property has an annual grounds maintenance fee of £27.56 and £810.46 annual fee for the septic tank.

*March 2025*

## Directions

From Woodbridge, proceed towards Grundisburgh on the B1079. Continue on the road bypassing Grundisburgh into Clopton. Turn right onto the B1078 towards Debach and Wickham Market and when arriving at Clopton Corner turn left onto a Shop Road, passing through the residential area and turning left onto Rouse Hall Estate. Proceed to the end of the lane where number 18 is the last house on the right.

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