

For Sale by Online Auction

A two bedroom semi-detached former local authority bungalow, centrally located in the popular village of Dallinghoo opposite the Dallinghoo Jubilee Hall.

Guide Price
£125,000 Freehold
Ref: P7544/B

10 Church Road
Dallinghoo
Woodbridge
Suffolk
IP13 0JY



Entrance hall, kitchen, sitting room, two bedrooms, family bathroom, storeroom and boiler room.

Enclosed front garden and off-road parking for two vehicles.

Double gated access to the rear garden which extends to in excess of 100ft in length.

UPVC double glazing, oil-fired central heating.

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

10 Church Road is located in the centre of the village of Dallinghoo, which is home to St Mary's Church and a village hall that hosts a number of events and groups. The village is located within a mile of Wickham Market, which is ideally situated between Woodbridge, Framlingham and Suffolk's Heritage Coast. Wickham Market offers a range of businesses, shops including a Co-operative supermarket, restaurants, a health centre, library and primary school. The railway station at Campsea Ashe is just 5 miles from the property and provides a connecting service to London via Ipswich. Woodbridge is just over 4 miles from the property and is best known locally for its picturesque riverside setting with marina and associated boat services. It is also highly regarded for its good choice of schooling in both state and private sectors and offers a variety of shops, restaurants, theatre and recreational facilities.

Description

10 Church Road Dallinghoo, is a brick built, two bedroom, semi-detached former local authority house built circa 1950 with rendered elevations under a pitched tiled roof. Whilst the accommodation is well laid out, it is now in need of some modernisation and refurbishment throughout. The entrance hall has a door off to the kitchen, which has windows to front and side, matching range of fitted wall and base units, stainless steel single drainer sink unit with mixed taps over and tiled splashbacks to roll top worksurfaces. There is space for an electric cooker and space for appliances together with a wall mounted radiator. A door leads to the sitting room, again with windows to side and rear and partially glazed door to the garden with a covered veranda and hardstanding beyond. The sitting room has an opening into the inner hall where there is a further radiator, access to the loft and doors off to the bedrooms. Bedroom one is a double bedroom with a window to rear, wall mounted radiator and two open fronted cupboards with shelves and cupboards above. Bedroom two has a window to the front and a wall mounted radiator. The family bathroom comprises a panel bath in tiled surround with mixer tap over and electric shower over with shower screen, low-level WC and pedestal handwash basin with tiled splashback. There is an obscured window to front, extractor fan and wall mounted radiator. The property benefits from UPVC double glazing throughout and oil-fired central heating.

Outside

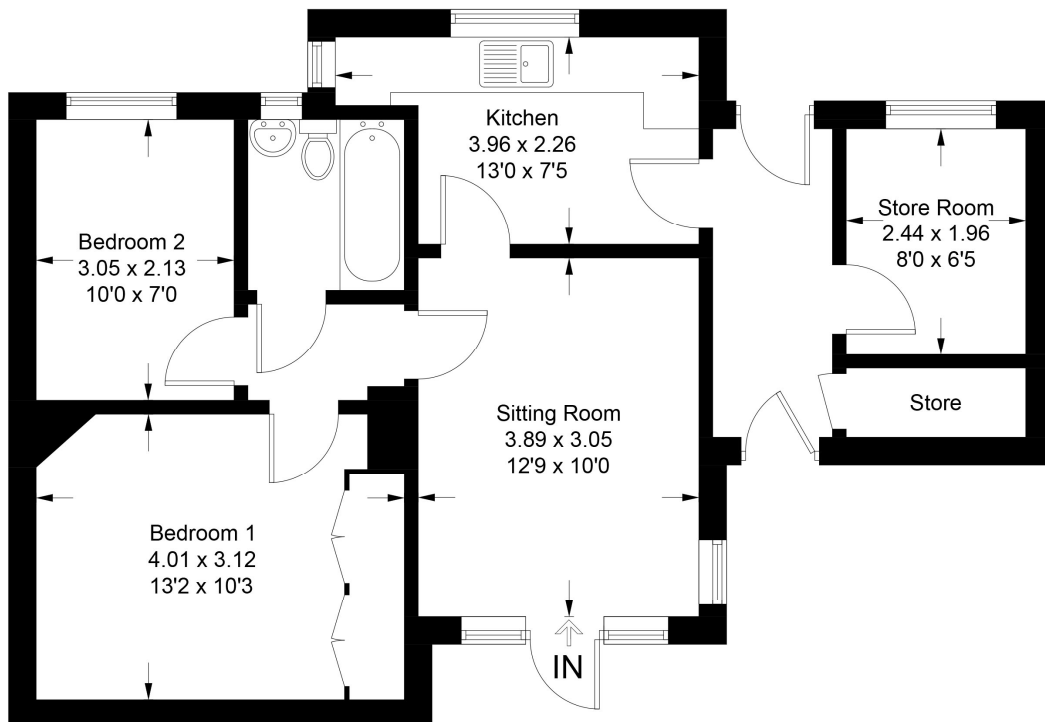
The property is approached from the highway via an unmade driveway providing off-road parking for two vehicles and with potential for more. The enclosed front garden is mainly laid to lawn and bounded by hedging. There is a double gated access to the side. The garden extends to in excess of 100ft and is mainly laid to lawn with established laurel hedging and fencing, shrubs and fruit trees. The garden abutts fields to the rear.





10 Church Road, Dallinghoo

Approximate Gross Internal Area = 58.3 sq m / 627 sq ft



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Produced for Clarke and Simpson





Viewing Strictly by appointment with the agent.

Services Mains water, private drainage and electricity. Oil-fired central heating.

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 fee of £301.00 for the septic tank.

EPC Rating = To follow (Copy available upon request)

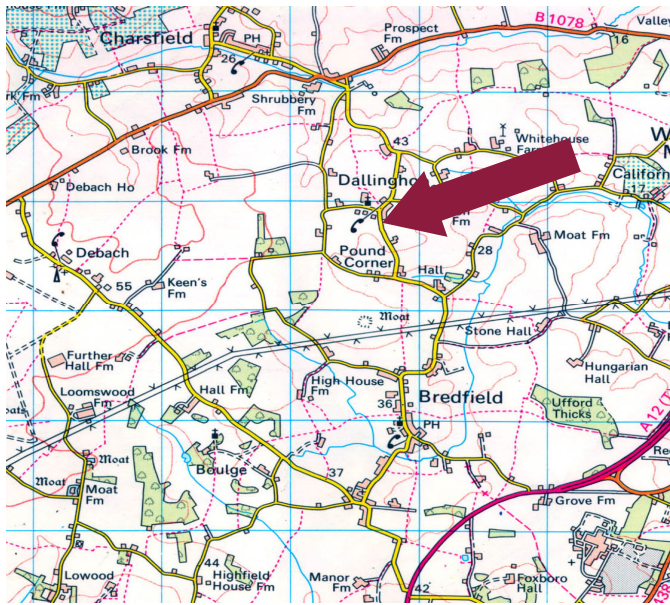
Council Tax Band B; £1,581.37 payable per annum 2024/2025.

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 fee of £301.00 for the septic tank.

March 2025



Directions

Heading north on the A12 from Woodbridge, take the left hand turning where signposted Bredfield and Debach. Proceed along this road, heading into the village of Bredfield, and after just over half a mile take the next turning on the right at the water pump. Continue along this road, leaving the village of Bredfield and entering the village of Dallinghoo. The property can be found on the right hand side, just before the village hall on your left.

For those using the What3Words app: [///chairs.pipe.skinning](https://www.what3words.com////chairs.pipe.skinning)



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