

## Summary

An extended 4 bedroom semi detached home in the popular village of Cockfield with large outbuilding and ample off road parking. Internally the property boasts a great sized living room, kitchen/diner, utility room, ground floor shower room, ensuite and dressing room off the master bedroom. This property is being sold through the Modern Method of Auction which is operated by iamsold Limited.

## Description

### Approximate Room Sizes

**ENTRANCE HALL** Double glazed window to side, stairs ascending, radiator

**LIVING ROOM** 21' 11" x 18' 9" (6.68m x 5.72m) Double glazed window to front and french doors to rear, brick fireplace, radiator

**KITCHEN/DINER** 21' 7" x 17' 0" (6.58m x 5.18m) Double glazed windows to front and rear, understairs cupboard, tiled floor, radiator. The kitchen has a range of fitted wall and base units with wooden work surfaces and matching island. Sink with drainer, integral dishwasher and microwave, spaces for american fridge/freezer and range style cooker with hood over.

**UTILITY ROOM** 6' 1" x 5' 0" (1.85m x 1.52m) Double glazed door to side which leads to the garden, base units with work surface over, space for washing machine

**SHOWER ROOM** Double glazed window to side, W/C, wash hand basin, shower cubicle, heated towel rail.

### LANDING

**BEDROOM ONE** Double glazed window to rear, radiator. Walk in wardrobe.

**ENSUITE** Double glazed window to front, W/C, wash hand basin, shower cubicle, heated towel rail.

**BEDROOM TWO** Double glazed window to front, two built in wardrobes, radiator

**BEDROOM THREE** Double glazed window to front, built in wardrobe, radiator

**BEDROOM FOUR** Double glazed window to rear, built in wardrobe and built in airing cupboard, radiator

**BATHROOM** Obscured double glazed window to rear, W/C, wash hand basin with storage under, wood panelled bath, shower, heated towel rail

**OUTSIDE** To the front of the property is block paved driveway providing ample off road parking, five bar gate for access and pedestrian gate. Gate leading to rear garden.

Rear Garden commences with composite decking area from the french doors, remainder is block paved and shingled, enclosed by wood panel fencing.

**OUTBUILDING** Detached timber framed outbuilding in the garden with power and lighting and several rooms measuring:

Room 1: 10'3 x 11'2

Room 2: 14'1 x 11'2

Further room off room 2: 12'2 x 7.2

This property is for sale by the Modern method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties) This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6000.00

including VAT. The Reservation Fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration of the property for the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed reserve price with both the reserve price and Starting Bid being subject to change.

### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. here services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Services – Oil Central Heating

Post Code – IP30 0HY

Viewings by appointment

Bychoice Estate Agents

Tel: 01284 769598





Mackenzie Place | Cockfield | IP30 0HY

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Starting Bid £350,000

- For Sale By Modern Auction – T&C's Apply
- Subject To Reserve Price
- Buyers Fee's Apply
- The Modern Method Of Auction



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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If you would like to speak to one of our mortgage advisors call now – 01284 769598  
Your home may be repossessed if you do not keep up repayments on your mortgage.



**Contact Details**  
6 The Traverse, Bury St Edmunds, IP33 1BJ  
Tel: 01284 769598  
Email: burystedmunds@bychoice.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		