

*For Sale By Online Auction*  
*A former three bed semi-detached*  
*local authority house, with a*  
*generous plot, located in the popular*  
*village of Grundisburgh near*  
*Woodbridge.*

Offers In Excess Of  
£135,000 Freehold  
Ref: P7367/B

39 Stoney Road  
Grundisburgh  
Suffolk  
IP13 6RD



Entrance hall, kitchen/dining room, sitting room and ground floor bathroom.

Three first floor bedrooms.

Enclosed garden to front and generous garden to rear, backing onto fields, on street parking.

Gas-fired central heating.

**For Sale By Timed Online Auction - 31st July 2024**

Contact Us



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## **Method of Sale**

The property is being offered for sale by Unconditional Timed Online Auction on 31st July 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; Tel: 0245 2586227; Email: conveyancing@flagship-group.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

## **Location**

39 Stoney Road is situated within close proximity of the centre of Grundisburgh. This desirable village has an impressive church, primary school, excellent public house, village store and post office, delicatessen, doctors surgery and village playing fields with tennis courts. Grundisburgh is ideally located for both the historic market town of Woodbridge, approximately 3 miles to the south-east, as well as the county town of Ipswich, some 6 miles to the south-west. Direct trains from Ipswich to London's Liverpool Street station take just over an hour. Woodbridge 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 the state and private sectors. The town offers a variety of shops, restaurants, a cinema and theatre, and recreational facilities. The Heritage Coast lies within 20 miles and boasts popular locations such as Orford, Aldeburgh, Thorpeness, Walberswick and Southwold.

## **Description**

39 Stoney Road is a three bedroom semi-detached former local authority house with brick elevations under a pitch tiled roof. The accommodation is well laid out and comprises large kitchen/dining room with utility cupboard, rear hall and a ground floor shower room, sitting room, three first floor bedrooms and now in need of full refurbishment and renovation, albeit there are double glazed units throughout and central heating. Outside to the front it is nicely recessed from the road where there could be potential for off road parking, subject to the relevant consents. There is gated access to side to the rear garden which is a good size and enclosed by panel fencing and backing onto fields at rear. There are two brick outbuildings with tiled roof in need of repair. The property would be a perfect project and occupies a generous plot offering potential for further development subject to relevant planning permissions and consents. The property is to be sold via auction 31st July 2024.

**NB. 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.**

## **Local Authority**

East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000



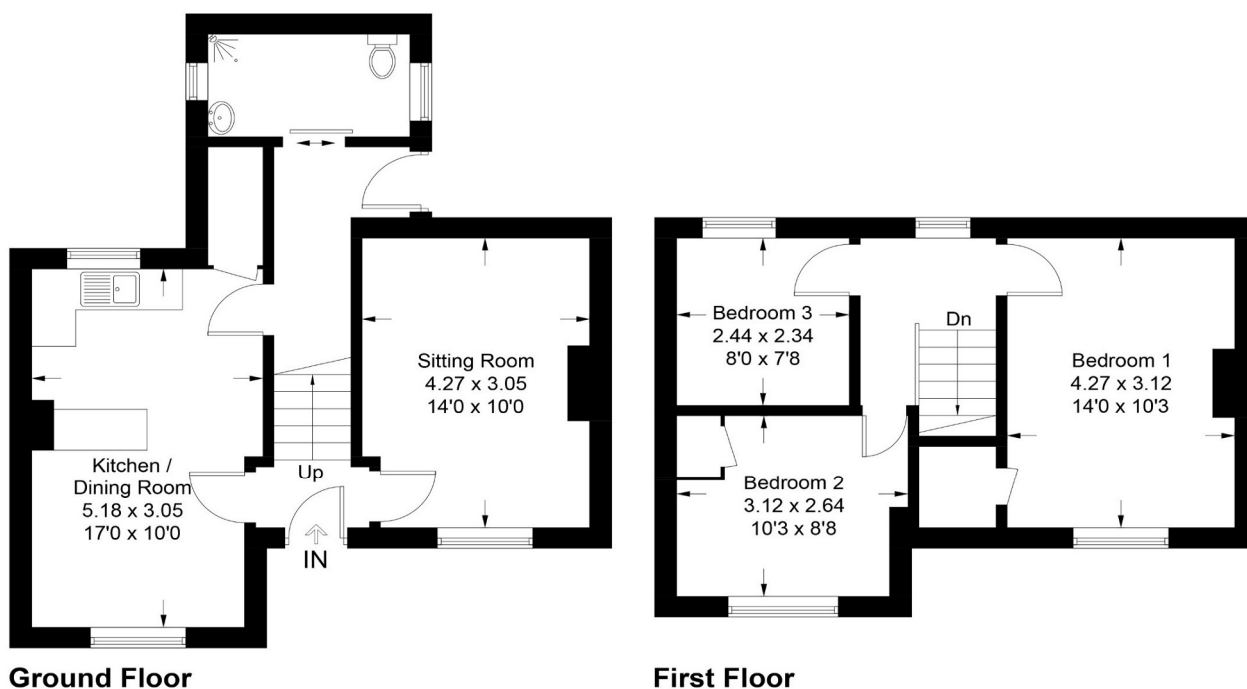






## 39 Stoney Lane, Grundisburgh

Approximate Gross Internal Area = 79.1 sq m / 851 sq ft



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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 go to –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

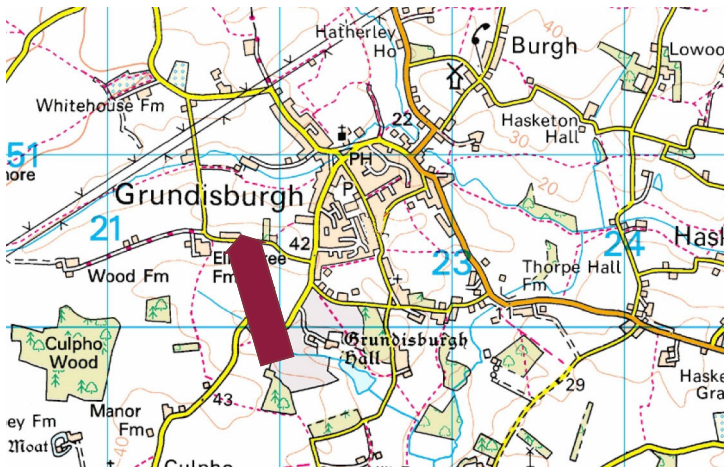
*Mobile Phones* To check the mobile phone coverage in the area go to –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC Rating* D (copy available from the agents via email)

*Council Tax* Band; B £1,605.96 payable per annum 2024/2025

### 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. Flagship Group has informed the agent that there may be a covenant upon the garden of the property. Please speak to the agent for further information. *July 2024*



## Directions

From Woodbridge continue in a Westerly direction along the B1079 for approximately 3 miles. Take the turning on your left towards the centre of the village passing The Dog Public House on your left hand side, turn right across the village green and into Stoney Road. The property can be found at the top of the hill on the left hand side identified by a Clarke and Simpson For Sale board.

For those using the What3Words app:  
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