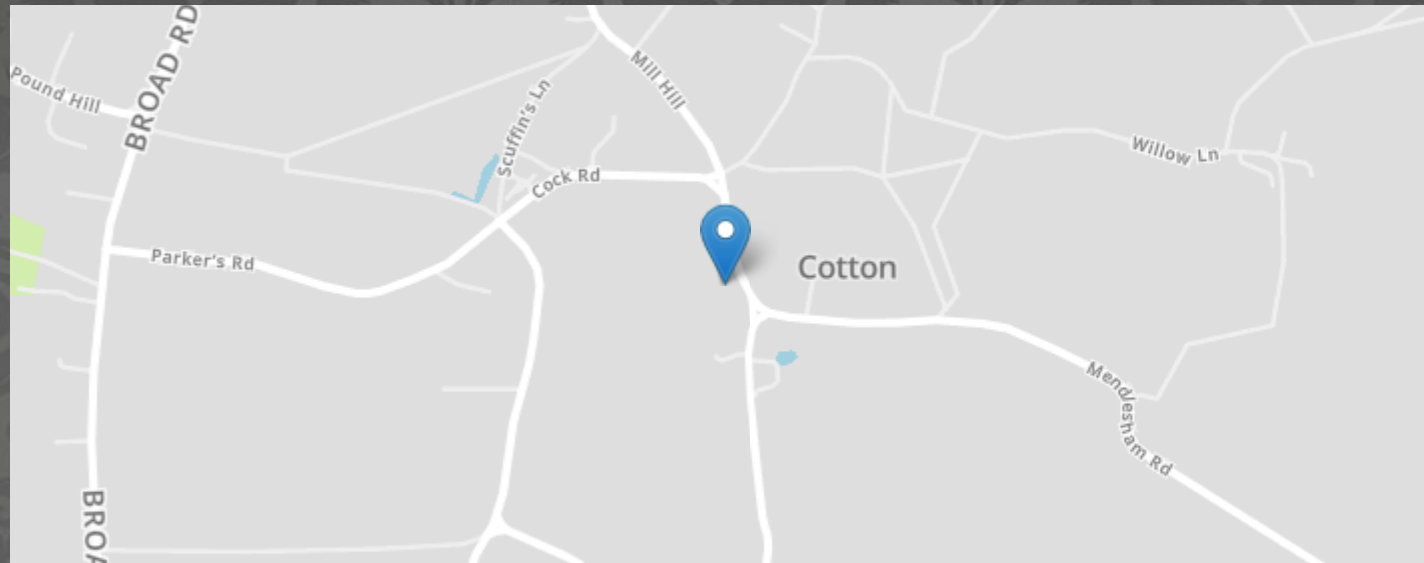


## Church Road, Cotton, Stowmarket



- CASH BUYERS ONLY
- VILLAGE LOCATION
- GREAT POTENTIAL TO EXTEND (STPP)
- PROJECT PROPERTY
- SEMI-DETACHED
- CHURCH VIEWS
- NO ONWARD CHAIN
- GOOD SIZED FRONT AND REAR GARDENS (VALUER'S OPINION)

# MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

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# MARKS & MANN



## Church Road, Cotton, Stowmarket

\*\*\*NO ONWARD CHAIN FOR SALE TO CASH BUYERS ONLY\*\*\*

Welcoming to the market this TWO bedroom semi-detached BUNGALOW requiring renovation throughout to help restore it back to its former glory. This bungalow provides a good-size structure making an ideal investment for anyone looking to pour their craftsmanship into a new project. With generously sized front and rear gardens, there is adequate room to extend the property to increase the amount of bedrooms and floorspace currently at the property whilst still retaining a good-sized rear garden. This bungalow sits in a quiet village location and is perfect for countryside walks and views but also offers amenities a short distance away.

\*\*\*This property is being sold through the modern method of auction via IAMSOLD\*\*\*

**£135,000 Offers in Excess of**



## Church Road, Cotton, Stowmarket

### Living room

3.40m x 3.78m (11' 2" x 12' 5")  
A good sized room with secondary glazed windows to the front and side aspect.  
The fireplace is a great feature which could be brought back to life and replaced with a new log burner.

### Kitchen

3.48m x 3.52m (11' 5" x 11' 7")  
A bright room with a door to the side aspect, accessible from the side of the property from the front and rear gardens. A window to the rear aspect overlooking the good-sized rear garden.  
Built-in storage cupboard. Under-counter storage units. Inset sink with drainer. Worktop space.

### Bathroom

2.22m x 1.64m (7' 3" x 5' 5")  
A three-piece suite including wc, wash basin and bath. Part tiled walls. Frosted window to rear aspect of property.

### Primary bedroom

3.40m x 3.46m (11' 2" x 11' 4")  
A good-sized room with a window to the front aspect of the property. Fitted wardrobe with double doors.

### Bedroom 2

3.02m x 3.48m (9' 11" x 11' 5")  
A good sized room with a window to the rear aspect of the property.

### Outside

A generously sized rear garden with a combination of grass (laid to lawn) and woodland area. There is a brick built store in the rear garden, ideal for housing gardening equipment.

The front garden is a generous size and could make for ideal off-road parking subject to right of access for a motorized vehicle being obtained.  
Stunning views of the nearby church from the front garden.

### Important information

Tenure – Freehold.  
Services – we understand that electricity, water and mains drainage are connected to the property.  
Council tax band B.  
EPC rating TBC.

### Directions

When using a SAT NAV please use IP14 4RA as the postcode to locate the property.

### Auctioneers comments

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.  
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.  
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

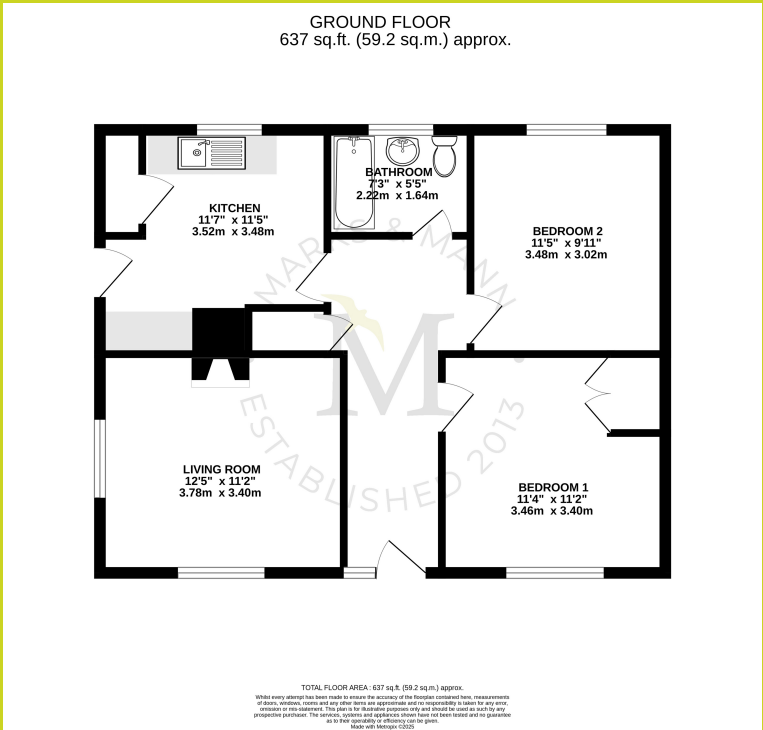
### Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

### Anti money laundering regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Church Road, Cotton, Stowmarket



The above floor plans are not to scale and are shown for indication purposes only.

