



Hawthorn Close, Knodishall, SAXMUNDHAM, IP17 1XW

welcome to

Hawthorn Close, Knodishall, SAXMUNDHAM

A well-proportioned two-bedroom bungalow occupying a generous plot with surrounding gardens, offering excellent potential and spacious accommodation throughout. Benefiting from a sizeable lounge, kitchen, shower room, and two good-sized bedrooms. Call to view now!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Location

Hawthorn Close is situated within the popular Suffolk village of Knodishall, a well-regarded residential location offering a wonderful balance of countryside living and everyday convenience. The village benefits from a strong community feel and is located close to the neighbouring towns of Leiston and Saxmundham, providing access to a range of shops, schools, supermarkets, and transport links. Knodishall is also ideally positioned just a short distance from the Suffolk Heritage Coast, with the renowned seaside towns of Aldeburgh and Thorpeness nearby, making it an excellent location for those who enjoy coastal walks, natural beauty, and outdoor leisure activities.

Living Room

20' 6" x 11' 11" (6.25m x 3.63m)

A spacious living room extending across the full width of the property, creating an excellent space for both relaxing and entertaining. Benefiting from windows to the side aspect, allowing for plenty of natural light, and a door leading through to the hallway.

Kitchen

10' 2" x 8' 10" (3.10m x 2.69m)

A generously sized kitchen offering a range of wall and base units with work surfaces over and space for a variety of appliances. Benefiting from a double glazed window and glazed door providing access to the rear garden, the room enjoys plenty of natural light. Offering excellent potential for modernisation and improvement, this spacious kitchen provides an ideal opportunity for purchasers to create a kitchen tailored to their own tastes and requirements.





Bedroom 1

13' 7" x 8' 9" (4.14m x 2.67m)

A well-proportioned bedroom benefiting from built-in storage cupboards and windows to the side aspect, allowing for plenty of natural light. Offering versatile accommodation suitable as a bedroom, guest room, or home office, with a door leading through to the hallway.

Bedroom 2

11' 1" x 10' 7" (3.38m x 3.23m)

A good-sized bedroom benefiting from windows to the side aspect, allowing for plenty of natural light. The room also features built-in wardrobes, providing useful storage space, and a door leading through to the hallway.

Bathroom

A fitted shower room comprising a walk-in shower enclosure, wash hand basin with storage beneath, and low-level WC. Benefiting from a double glazed frosted window allowing for natural light whilst maintaining privacy, along with a radiator and tiled splashbacks. A practical and well-proportioned bathroom serving the property.



view this property online williamhbrown.co.uk/Property/FLH105751



welcome to

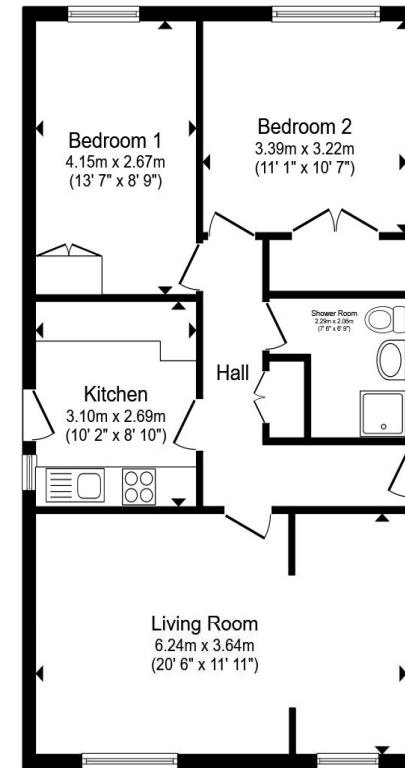
Hawthorn Close, Knodishall, SAXMUNDHAM

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Large Lounge
- Sitting On Nice Plot

Tenure: Freehold EPC Rating: E
Council Tax Band: C

guide price

£270,000



Total floor area 68.3 m² (735 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown

view this property online williamhbrown.co.uk/Property/FLH105751



Property Ref:
FLH105751 - 0002

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01728 723923



Framlingham@williamhbrown.co.uk



26 Market Hill, Framlingham, WOODBRIDGE,
Suffolk, IP13 9AN



williamhbrown.co.uk