

# Clockhouse 58 High Street - Guide Price £165,000

Ixworth Ixworth IP31 2HJ

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Estate & Letting Agents



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# Guide Price £165,000

## The Property

Being sold by the Modern Method of Auction and located in the village of Ixworth, this period home offers a unique blend of character and generous living space. Located on the High Street, the property is situated within a historic conservation area, making it an ideal choice for those who appreciate the beauty of traditional architecture.

This character residence features three well-proportioned bedrooms and three inviting reception rooms, providing ample space for both relaxation and entertaining. The ground floor bathroom and first floor shower room add convenience.

The property has parking in the form of a garage, a valuable asset in this sought-after location. Being chain-free, this home presents an excellent opportunity for a swift and uncomplicated purchase.

Ixworth is a popular village known for its local amenities, making it a wonderful place to call home. This individual character home is perfect for those seeking historical charm. Don't miss the chance to make this lovely property your own. Please note this property does not have a garden.

### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty

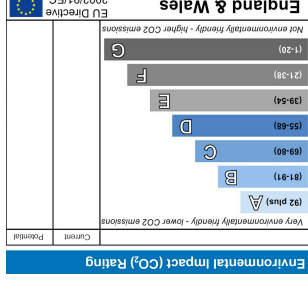
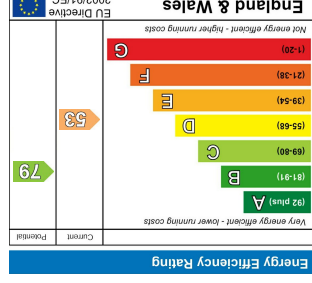
## Features

- CHAIN FREE CHARACTER HOME
- GARAGE TO REAR, ACCESSED FROM PARK YARD
- GAS RADIATOR HEATING WITH NEW BOILER
- FIRST FLOOR SHOWER ROOM
- GROUND FLOOR BATHROOM
- 3 RECEPTION ROOMS
- 3 BEDROOMS
- LOCATED WITHIN A CONSERVATION AREA
- SOLD BY THE MODERN METHOD OF AUCTION
- THIS HOUSE DOES NOT HAVE A GARDEN





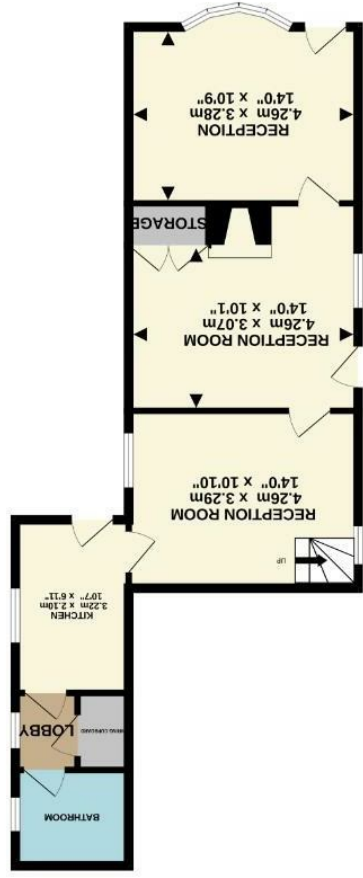
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



TOTAL FLOOR AREA : 101.3 sq.m. (1091 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual bedrooms, rooms and other areas are approximate and responsibility is placed on each party of contract or this statement. This plan is for illustrative purposes only and should be read in conjunction with the property particulars and any other information available. The accuracy of the floorplan is not guaranteed and no guarantee is given as to their accuracy or otherwise.

Make your telephone calls



GROUND FLOOR  
57.3 sq.m. (617 sq.ft.) approx.



1ST FLOOR  
44.0 sq.m. (474 sq.ft.) approx.