



Badingham Road, Laxfield, Suffolk

GUIDEPRICE: £272,000



acorus®

**BADINGHAM ROAD
LAXFIELD
WOODBIDGE
SUFFOLK
IP13**

A two bedroom detached bungalow set in a rural location with good size garden, ample parking and detached garage.

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION (Please refer to this section in the details for further information).

FOR SALE BY PRIVATE TREATY
Freehold with vacant possession on completion

GUIDE PRICE: £272,000

REF: C372

These particulars give only a general outline and your attention is drawn to the important notice printed within them.





INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

SITUATION/LOCATION

The bungalow is situated to the south east of the popular village of Laxfield.

Laxfield boasts two public houses, primary school, village shop, museum, hardware store and a well supported Village Hall.

The market towns of Framlingham and Halesworth are both within approximately 7-8 miles of Laxfield and offer an excellent range of further amenities including schools.

DESCRIPTION

A two bedroom detached bungalow set in a rural location with good size garden, ample parking and detached garage.

ACCOMMODATION

With part UPVC double glazing, the accommodation comprises;

Entrance Hall
Built in cupboards

Lounge
6m x 3.6m
Open fire.

Kitchen
4.4m x 3.6m
Wall and base units with worktops over, single drainer sink unit, space for cooker and plumbing for dishwasher.

Dining Room
3.2m x 3.4m

ACCOMMODATION CONTINUED

Bedroom 1
3.6m x 3.6m

Bedroom 2
3.6m x 3.6m (max)
Built-in wardrobe.

Family Bathroom
Three piece suite and separate shower cubicle.

To the rear of the bungalow is an attached porch/greenhouse.

The bungalow structure also incorporates a room housing the oil fired boiler and a W/C.

OUTSIDE

The dwelling is accessed via a 5 bar gate leading to a gravelled area with ample parking.

Detached single brick double garage (note this is currently not hard surfaced to the access).

Good size plot extending to 0.33 acre (0.13 hectare) mainly laid to grass with raised beds.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

We are not aware of any easements, wayleaves or rights of way affecting the property.

AGRICULTURAL OCCUPANCY CONDITION

Planning permission was granted for the dwelling on the 22 October 1973 subject to eight conditions, one of which was an Agricultural Occupancy Condition. Condition six states:

'The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined by Section 290(1) of the Town and Country Planning Act, 1971, or forestry, or a dependant of such a person residing with him (but including a widow or widower of such a person).'

UPLIFT CLAUSE

The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy condition.

SERVICES (not tested)

The property is provided with mains water and electricity. Drainage is to a septic tank. Central heating is provided by oil.

ENERGY PERFORMANCE RATING: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 c
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

LOCAL AUTHORITY

Baber Mid Suffolk District Council
(Mid Suffolk District)
<https://www.midsuffolk.gov.uk/>
0300 1234000

Council Tax Band C.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

Strictly by appointment with the selling agent Acorus.

IMPORTANT NOTICE

Acorus Rural Property Services Ltd for themselves and for the Vendors/Lessors of this property give notice that:

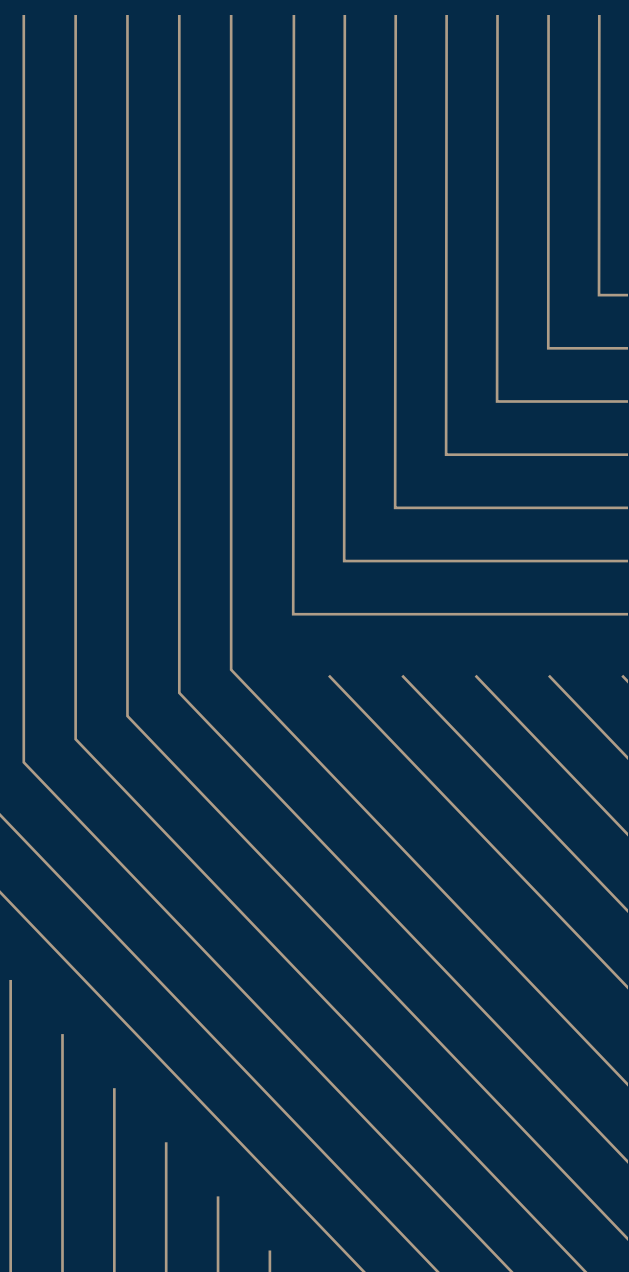
1. These particulars are set out in general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer of contract. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct. However, any intending purchasers/lessees should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each item. 3. No person in the employ of Acorus Rural Property Services Ltd has any authority to neither make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of Acorus Rural Property Services Ltd, nor to any contract on behalf of the vendors/lessors. 4. No responsibility is taken by Acorus Rural Property Services Ltd for any error, omission or misstatement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending purchasers/lessees in inspecting the property, making further enquiries or submitting offers for the property. 6. All prices are quoted subject to contract and exclusive of VAT where relevant, except where otherwise stated. 7. In the case of agricultural property, intending purchasers/lessees should make their own independent enquiries in terms of eligibility for any entitlement schemes associated with the land being sold or leased. 8. The property is sold subject to and with the benefit of existing rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements, quasi easements, covenants and restrictive covenants whether referred to in these particulars or not. 9. Acorus Rural Property Services Ltd is registered in England at The Old Market Office, 10 Risbygate Street, Bury St Edmunds, Suffolk; IP33 3AA. Registration number 04514547.

MONEY LAUNDERING

Please note in line with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Acorus Rural Property Services Ltd are required to carry out Customer Due Diligence checks on parties to a property transaction, including proof of identity and identifying sources of funds.

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