



## 2 bed detached house to buy in

Station Road, Bentley, Ipswich, Suffolk, IP9 2DB

**£120,000** Starting Bid

 x 2  x 1  x 2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Two Reception Rooms
- ✓ Off Road Parking
- ✓ EPC Rating F

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: F
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This charming two-bedroom detached cottage is believed to date back to the 1850s, originally serving as the gatekeeper's cottage for the former Bentley Station on the Norwich to London mainline. Rich in character and history, the property offers well-proportioned accommodation arranged over two floors, together with generous parking, a garage, and attractive enclosed gardens.

The ground floor comprises an entrance hallway leading to a separate dining room, a cosy sitting room, and a kitchen. There is also a rear lobby, shower room, and a useful lean-to/utility room. On the first floor, the property offers two double bedrooms, both featuring fitted wardrobes, making excellent use of the space.

Outside, a side driveway provides off-road parking for four to five vehicles, and there is a detached garage. The gardens are a particular feature, laid mainly to lawn and fully enclosed, creating a private and appealing outdoor space.

The cottage is served by LPG gas, oil-fired central heating, and a septic tank.

Bentley Church of England Voluntary Controlled Primary School lies just 600 metres away, with additional primary schools available in Tattingstone and Capel St Mary. Secondary schooling is well catered for, with the highly regarded East Bergholt High School less than 4 km away, and further options including Holbrook Academy and Manningtree High School within easy reach.

Conveniently positioned, the property enjoys excellent access to Ipswich, the county town of Suffolk, via the A12 to the north, and to the historic city of Colchester to the south.

Offered with no onward chain, this characterful home presents a rare opportunity to acquire a historic property in a desirable and well-connected Suffolk village.

#### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £120,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Broadband: None

Mobile signal coverage: Good

## Entrance Hallway

Entrance door, double glazed window to side, radiator, doors leading off

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## Dining Room

4.20m x 3.30m (13'9" x 10'9")

Double glazed windows to front and side, radiator, concealed stairs rising to the first floor landing

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## Sitting Room

4.00m x 3.30m (13'1" x 10'9")

Double glazed windows to side, fireplace, radiator

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## Kitchen

3.50m x 2.20m (11'5" x 7'2")

Double glazed window to side, double glazed door to rear, wall and base level units, sink and drainer with mixer tap over, oven and hob, extractor fan, worktops, space for appliances, radiator

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## Lobby

Storage cupboard, access to:

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## Shower Room

Double glazed window to rear, low level WC, wash hand basin, shower cubicle, radiator

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## Lean To/Utility Room

4.00m x 1.40m (13'1" x 4'7")

Double glazed window to rear and door to side, space for appliances

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## First Floor Landing

Double glazed window, storage cupboard, doors leading off

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## Bedroom Two

3.30m x 2.00m (10'9" x 6'6")

Double glazed window to front, radiator, fitted wardrobes

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## Master Bedroom

3.50m x 3.20m (11'5" x 10'5")

Double glazed windows to rear and side, radiator, fitted wardrobe

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## Front of Property

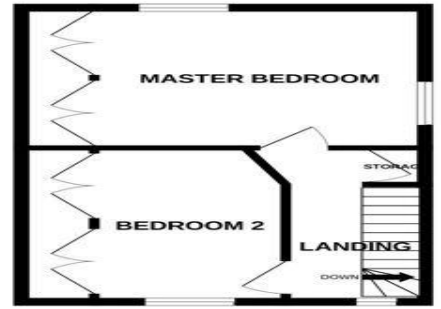
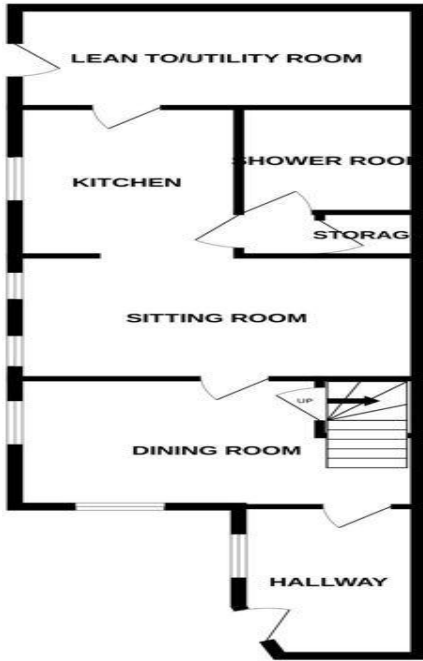
Off road parking for multiple vehicles

## **Rear Garden**

Fully enclosed and private, laid to lawn, patio area, summerhouse, detached garage

GROUND FLOOR

1ST FLOOR



**HARRIS WOOD**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92-100) <b>A</b>                                  |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         | 69        |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  | 33                      |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England, Scotland &amp; Wales</b>               |  | EU Directive 2002/91/EC |           |

Station Road, Bentley, Ipswich, Suffolk, IP9 2DB

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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