



Connells

Tuddenham Avenue
Ipswich



Property Description

Located on the popular North East side of Ipswich in close proximity of the popular Christchurch park lies this 2/3 bedroom terraced property that further benefits from having two reception rooms, front and back gardens, double glazing and gas central heating throughout and a modern boiler. The property also comes with the added bonus of no onward chain.

The popular Christchurch Park is a historical area of rolling lawns, wooded areas, and delicately created arboreta.

Nearby Ipswich has a cutting-edge theatre and arts scene, cool waterfront bars, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations. It also has a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

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 £300 inc VAT towards the preparation cost of the pack.

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.

Lounge

12' 2" x 11' 5" (3.71m x 3.48m)
Accessed via entrance door, double glazed window to front, living flame gas fire, radiator, stairs to first floor and door giving access to:

Dining Room

12' 2" x 11' (3.71m x 3.35m)
Double glazed window to rear, under stairs storage cupboard and feature fireplace.

Kitchen

10' x 7' 10" (3.05m x 2.39m)
Double glazed window and door to side, the kitchen comprises of wall and base level units with cooker point, radiator and central heating boiler.

Bathroom

Double glazed window to rear and side, the bathroom comprises of a three piece suite including panel bath,

low level w/c, pedestal wash wash basin and radiator.

First Floor Accommodation

Bedroom One

12' 2" x 11' 6" (3.71m x 3.51m)

Two double glazed windows to front and radiator.

Bedroom Two

12' 2" x 11' (3.71m x 3.35m)

Double glazed window to rear, loft access, storage cupboard with further loft access point and access to:

Bedroom Three/ Study

10' 1" x 7' 8" (3.07m x 2.34m)

Double glazed window to rear and radiator.

Outside

There is a picket fence to the front of the property and the remainder is laid to lawn. The rear garden is laid to lawn with fencing to boundaries and a mature tree to rear.





Ground Floor

First Floor

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.focalagent.com

To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: D

view this property online connells.co.uk/Property/ICH311155



Awaiting Photograph

Tenure: Freehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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