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Rectory Road
Ipswich



Property Description

A Two bedroom terraced property situated to the south of Ipswich and offers any potential buyers the chance to fully refurbish to their own specification. The property is partially double glazed, partial central heating, two reception rooms, kitchen, first floor bathroom, front & rear gardens and is offered with the no onward chain.

Nearby Ipswich has a cutting-edge theatre and arts scene, 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 benefits from 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.

Entrance Hall

Accessed via entrance door, storage cupboard and doors giving access to:

Lounge

11' 7" x 8' 2" max (3.53m x 2.49m max)
Double glazed window to front.

Dining Room

11' 7" x 11' (3.53m x 3.35m)
Double glazed window to rear and stairs rising up.

Kitchen

9' 2" x 6' 8" (2.79m x 2.03m)
Double glazed window to side and further door to side and garden. The kitchen comprises of a selection of wall and base level units with a stainless steel sink inset into worksurfaces and has a cooker point.

Further Kitchen Area

4' 9" x 4' 6" (1.45m x 1.37m)
Window to side.

First Floor Accommodation

Doors giving access to:

Bedroom One

11' 8" x 11' max (3.56m x 3.35m max)
Double glazed window to side and radiator.

Bedroom Two

11' x 8' 8" max (3.35m x 2.64m max)
Double glazed window to rear and radiator.

Bathroom

Double glazed window to rear and comprises of a three piece white suite with bath, pedestal wash hand basin, low level w/c and radiator.

Outside

To the front of the property is a raised bed area with shingle top, brick boundary and a gate leading to the main entrance. The rear garden has a patio garden with rear access.





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

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EPC Rating: E

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Tenure: Freehold



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