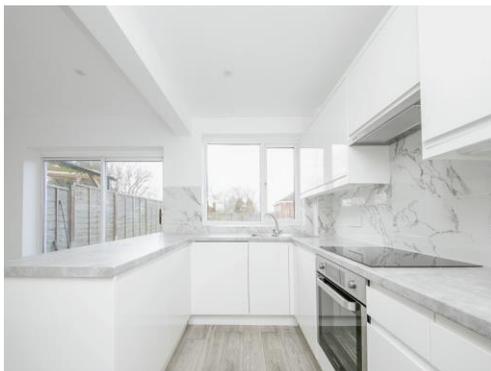




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Broadway Villas  
Ipswich



## Property Description

A three bedroom semi-detached property located to the West side of Ipswich, comprising of lounge, a newly fitted kitchen/diner, ground floor cloakroom, three good sized bedrooms, a re-fitted first floor bathroom, off road parking, a good sized rear garden and storage garage. The home also has the added bonus of having new flooring throughout and is being sold with no onward chain.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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 double glazed entrance door, radiator, double glazed window to side and stairs raising to the first floor.

## Lounge

15' 2" x 13' ( 4.62m x 3.96m )  
Double glazed window to front, storage cupboard and radiator.

## Kitchen/Diner

16' 11" x 10' 8" ( 5.16m x 3.25m )  
Double glazed patio doors and double glazed window to rear, wall and base units, the integrated appliances include electric oven, hob with extractor over, integrated dishwasher and integrated washing machine and vertical radiator.

## Cloakroom

Low-level w/c and wash hand basin.

## First Floor Accommodation

Double glazed window to side, loft access and airing cupboard with boiler.

## Bedroom One

13' 5" x 9' 6" ( 4.09m x 2.90m )

Double glazed window to front, storage cupboard and radiator.

## Bedroom Two

10' 9" x 9' 5" ( 3.28m x 2.87m )

Double glazed window to rear, storage cupboard and radiator.

## Bedroom Three

10' 5" x 6' 4" ( 3.17m x 1.93m )

Double glazed window to front, stair plinth and radiator.

## Bathroom

A pear shaped bath with shower screen and shower over, double glazed window to rear, close couple low level w/c, vanity wash hand basin, shaver point and chrome towel rail.

## Outside

There is off road parking to the front which also has side access leading to the rear garden.

The rear garden commences with a patio area, has fencing to boundaries with the remainder laid to lawn with rear access to the garage. There is a storage garage with up and over door.





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](http://www.focalagent.com)

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**EPC Rating: D**

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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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