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Alexandra Road  
Ipswich





### Property Description

Located to the popular East side of Ipswich you will find this semi-detached residence requiring some modernisation, the ground floor accommodation comprises of two reception areas, kitchen, shower room and access to the rear garden on the first floor. You will find three good size bedrooms, the property is completed by front and rear gardens and is being sold with the added bonus of no onward chain.

The area is served by several primary schools, including St. Helens Primary School and St. Marys Catholic Primary School, both within walking distance. For secondary education, Copleston High School and Northgate High School are also accessible. There are parks and recreation with Alexandra Park, offering open lawns, a children's play area, and views of landmarks such as the Orwell Bridge and historic churches. The park also hosts local events, including the annual May Day Festival. The area is well connected for public transport with several bus stops within a short walk, providing services to various parts of Ipswich. Derby Road Railway Station is approximately 0.7 miles away, offering rail connections.

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.

### 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, stairs rising to the first floor and door giving access to:

### Dining Area

10' 10" x 10' 8" max ( 3.30m x 3.25m max )  
Window to rear, radiator, gas fire,

storage cupboard, wood effect flooring and doors giving access to:

## Lounge Area

10' 7" x 10' 3" max ( 3.23m x 3.12m max )  
Upvc double glazed window to front, radiator, wood effect flooring and textured ceiling.

## Kitchen

9' 3" x 8' ( 2.82m x 2.44m )  
Upvc double glazed window side, upvc double glazed door giving access to the rear garden, space for fridge freezer, space for cooker, tiled flooring, space and plumbing for washing machine 1 1/2 bowl sink with mixer tap inset in a roll edge work surface with cupboards and drawers under and matching above, tiled splash back and door giving access to:

## Shower Room

Upvc double glaze window to side, walk-in shower, heated towel rail, tiled flooring, tiled walls, pedestal wash hand basin, low-level w/c and smooth ceiling with inset spotlighting.

## First Floor Landing

Airing cupboard and doors giving access to:

## Bedroom One

13' 5" max x 11' ( 4.09m max x 3.35m )  
Two upvc double glazed windows to front giving rooftop views over the town, radiator and coved and textured ceiling.

## Bedroom Two

11' max x 8' 1" max ( 3.35m max x 2.46m max )  
Window to rear, radiator and storage shelving.

## Bedroom Three

9' 5" x 8' ( 2.87m x 2.44m )  
Window to rear, textured ceiling giving loft access and radiator.

## Outside

The front of the property is laid to lawn with mature shrubs and has a block paved path leading to entrance. There is a gated side access to the rear garden which has a raised patio terrace.







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: E**

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Tenure: Freehold



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