



Not for marketing purposes INTERNAL USE ONLY

Bruff Road
Ipswich



Property Description

A ground floor two bedroom apartment well located for many local amenities and transport links. The property comprises of a spacious lounge/diner, kitchen, two good sized bedrooms and bathroom. Outside the property benefits from one allocated parking space and communal green to the front.

The property is ideally located for access to the A 12/A 14, Ipswich town centre, the train station, Suffolk food hall & access to Shotley Marina which offers a range of marine facilities and has local pubs & restaurants.

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 wooden front door, radiator, carpet and two large cupboards.

Lounge/Diner

14' 6" x 15' 10" (4.42m x 4.83m)
Carpet, radiator, intercom system, double glazed french door leading to balcony which overlooks the green.

Kitchen

8' 5" x 6' 3" (2.57m x 1.91m)
Tile effect floor, wood effect roll top counter, tiled splash backs, wall mounted boiler, inset stainless steel sink and drainer with mixer tap, gas hob, electric oven, matching wall base units, extractor fan, space for fridge freezer and washing machine.

Bedroom One

11' 10" x 10' 10" (3.61m x 3.30m)
Double glazed window to rear, radiator and carpet.

Bedroom Two

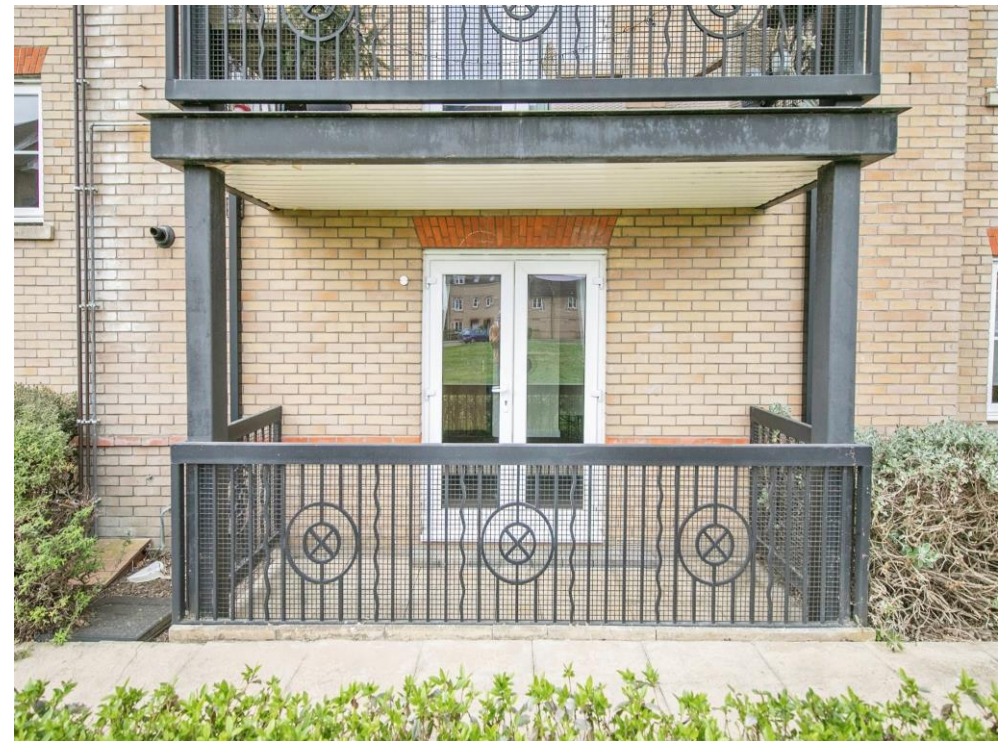
12' into recess x 8' 6" (3.66m into recess x 2.59m)
Radiator, double glazed window and carpet.

Bathroom

Low level w/c, wash basin with mixer tap, radiator, extractor fan, bath with shower over, recessed spotlights, tile floor and splash backs.

Outside

The property benefits from one allocated parking space and communal green to the front.





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: B

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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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