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Turner Road
Ipswich



Property Description

Connells are pleased to offer this three bedroom property being sold by modern method of auction and has no onward chain. The property is a great opportunity for a first time buyer or a buy to let investment. The property is in need of some modernisations and consists of a lounge, kitchen, ground floor bathroom and separate we/ac, three first floor good sized bedrooms and outside rear garden.

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.

Lounge

15' x 12' 11" (4.57m x 3.94m)

Wooden floor, single glazed window to front, radiator, gas fire and storage cupboard.

Kitchen

12' 3" x 7' 8" (3.73m x 2.34m)

Accessed from the Lounge, matching wall and base units inset into roll top work surface, half bowl plastic sink and drainer with mixer tap, wall mounted boiler, laminate flooring, tiled ceiling and single glazed window to rear.

Bathroom

Tiled ceilings and walls, single glazed window to side, wash hand basin with hot and cold taps, bath with hot and cold taps and shower over and radiator.

W/C

Tiled ceiling, single glazed window to rear, low-level w/c and radiator.

Landing

Loft hatch and doors giving access to:

Bedroom One

12' 11" max x 11' 4" (3.94m max x 3.45m)
Single glazed window to rear, cupboard housing water tank, radiator and wooden floor.

Bedroom Two

13' 2" max x 9' 8" max (4.01m max x 2.95m max)
Floorboards, radiator, single glazed window to front, storage cupboard with shelves/Cupboard which is 4 x 4 11.

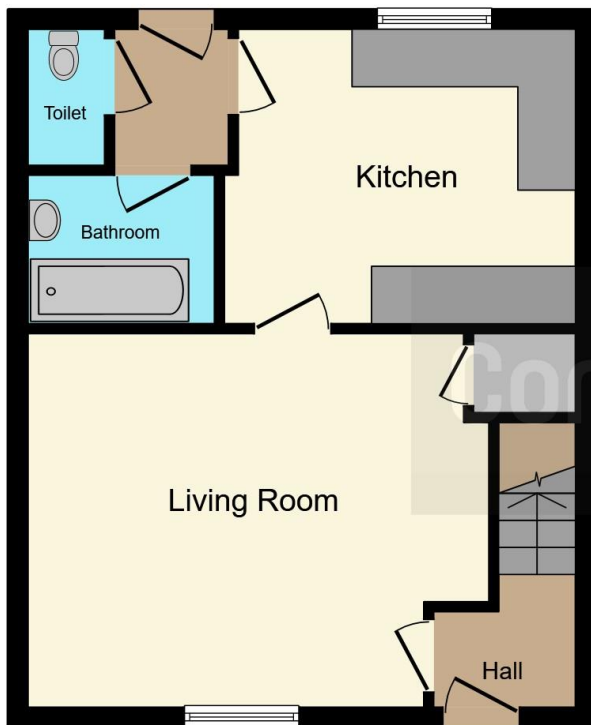
Bedroom Three

8' 11" x 7' 11" (2.72m x 2.41m)
Radiator, single glazed window to rear and wooden floorboards.

Outside

The rear garden consist of a concrete patio with the remainder laid to lawn.





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

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EPC Rating: E Council Tax
 Band: B

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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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