



**Connells**

Colchester Road  
Ipswich





### Property Description

An exciting opportunity to purchase this three bedroom well established semi-detached property with no onward chain situated to the ever popular North East of Ipswich. The spacious accommodation comprises of a lounge, dining room, conservatory, kitchen, three good sized bedrooms, bathroom, driveway providing off road parking and a large rear garden.

The property is ideally situated within easy access to local primary and secondary schools including Sidegate Lane, Rushmere Hall, Northgate & St Albans high schools. The property is also on a public transport route with links leading to town centre which offers a vibrant community of independent stores, amenities, waterfront and eating facilities. Ipswich also has 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 Porch

Accessed via entrance door and further door into:

### Entrance Hall

Radiator and stairs rising to first floor:

### Lounge

14' max into bay x 11' 8" ( 4.27m max into bay x 3.56m )  
Double glazed bay window to front, electric fire and radiator.

### Dining Room

12' 3" x 10' 2" ( 3.73m x 3.10m )  
Double glazed patio doors to conservatory and radiator.

## Conservatory

10' 9" x 10' 4" ( 3.28m x 3.15m )  
Double glazed window to side and rear, double glazed French doors to garden and has a brick base.

## Kitchen

11' 1" x 8' 5" ( 3.38m x 2.57m )  
Two double glazed windows to rear, a selection of wall and base level units, gas hob, electric oven, stainless steel twin sink, plumbing for washing machine, space for fridge freezer, double door to side and lobby, access to cloakroom, double glazed window to rear, low-level w/c and wash hand basin.

## First Floor Accommodation

Landing with window to side, loft access and doors giving access to:

### Bedroom One

14' 4" max into bed x 10' 4" ( 4.37m max into bed x 3.15m )  
Double bay window to front, built in wardrobes and radiator.

### Bedroom Two

11' 9" x 10' 1" ( 3.58m x 3.07m )  
Window to rear and radiator.

### Bedroom Three

7' 10" x 7' ( 2.39m x 2.13m )  
Double glazed window to rear and radiator.

## Bathroom

Window to front and comprises of a disabled bath with low-level w/c, vanity wash hand basin and chrome towel rail.

## Outside

Drive providing off-road parking to the front, garage with up and over doors and side access.  
The rear garden commences with patio area and fencing to boundaries. The remainder is laid to lawn. There is also a summer house/shed and further land section to rear with shrubs and greenhouse.

## Agent Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."







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)

To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/ICH312041](http://connells.co.uk/Property/ICH312041)**

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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