



Connells

Dillwyn Street
Ipswich



Property Description

Located to the edge of the town centre, Connells are pleased to offer for sale this two bedroom mid- terrace residence offered with the added bonus of no onward chain. The accommodation comprises of living room, dining room, kitchen, ground floor bathroom, two first floor double bedrooms and a courtyard garden with rear access,

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.

Living Room

13' 3" max x 10' (4.04m max x 3.05m)

Accessed via upvc double glazed entrance door, upvc double glazed window to front, smooth ceiling and door giving access to:

Inner Hallway

Stairs rising to the first floor and door giving access to:

Dining Room

11' 2" x 10' 3" (3.40m x 3.12m)

Upvc double glazed window to rear, electric panel radiator, storage cupboard and access to:

Kitchen

9' 8" x 6' 3" (2.95m x 1.91m)

Upvc double glazed window to side, built-in oven, built in hob with stainless steel extractor hood over, space for

fridge freezer, circle bowl sink, drainer and mixer tap inset in a roll edge works with cupboards and drawers under and matching above, space and plumbing for washing machine, tiled splashback's, coved and textured ceiling and access to:

Rear Lobby

Upvc double glazed door giving access to the rear garden, airing cupboard, tiled flooring, textured ceiling and door giving access to:

Bathroom

Upvc double glazed window to side, low-level w/c, shaped and paneled bath with independent shower over, pedestal wash hand basin, tiled walls and tiled flooring.

First Floor Landing

Doors giving access to

Bedroom One

11' 3" x 9' 10" (3.43m x 3.00m)
Upvc double glazed window to front, smooth ceiling, electric panel and radiator.

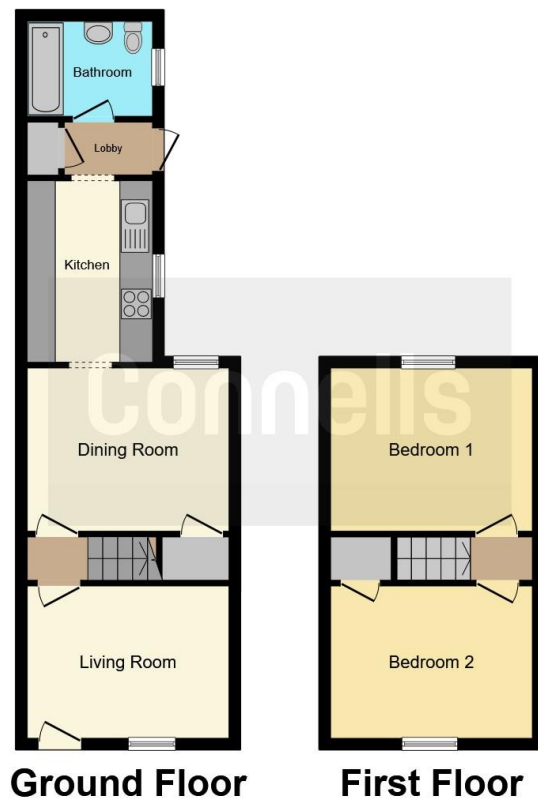
Bedroom Two

11' 3" x 9' 10" (3.43m x 3.00m)
Upvc double glazed window to rear, smooth sailing, electric panel and radiator.

Outside

To the rear of the property there is a courtyard garden with artificial lawn area, patio area and gated rear access.





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

To view this property please contact Connells on

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6 Princes Street
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EPC Rating: E Council Tax
 Band: B

view this property online connells.co.uk/Property/ICH312361



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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