



**Connells**

Bulwer Road  
Ipswich



### Property Description

Connells are pleased to offer this well established end terrace property located close to the edge of the town centre and comprises of a open plan lounge/dining room, kitchen, ground floor bathroom, three good size bedrooms, double glazing, gas central heating and has front & rear gardens and driveway.

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.

### Entrance Porch

Double glazed door to front and window to side, wood effect flooring and single glazed door to Lounge.

### Lounge/Diner

11' 10" into recess x 21' 3" ( 3.61m into recess x 6.48m )

Double glazed window to front, wood effect flooring, built in storage, radiator, mantle with tile covering fireplace and double glazed window to rear.

### Kitchen

9' 1" x 6' 3" ( 2.77m x 1.91m )  
Matching wall and base level units inset into roll top work surfaces, tiled splash backs, space for washing machine, oven, fridge freezer, stainless steel sink 1/2 bowl and drainer with mixer tap double glazed window to side, wall mounted boiler, radiator, pantry under the stairs and wood effect flooring.

### Inner Hall

Leading from the kitchen into the bathroom there is wood effect flooring,

a cupboard and double glazed door to garden.

### Ground Floor Bathroom

Double glazed window to side, radiator, tiled walls, bath with hot and cold tap, shower over and shower curtain, wood effect flooring, low-level w/c and wash hand basin with hot and cold tap.

### Landing First Floor

Carpet on the stairs and landing, loft hatch and hand rail.

### Bedroom One

11' 11" into recess x 10' 4" ( 3.63m into recess x 3.15m )

Carpet, radiator, double glazed window to front and textured ceiling.

### Bedroom Two

9' 3" into recess x 10' 4" ( 2.82m into recess x 3.15m )

Carpet, radiator, textured ceiling and double glazed window to rear.

### Bedroom Three

6' 3" x 8' 10" ( 1.91m x 2.69m )

Double glazed window to rear, radiator, carpet and textured ceiling.

### Outside

The property benefits from a small low maintenance front garden surrounded by brick wall and has double gates leading to a side access and wall into garden. There is also a driveway to the side which offers pedestrian access to the terrace.

The rear garden consists of block paved metal shed to remain, borders containing a mix of plants and an outside tap.





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: A

**view this property online [connells.co.uk/Property/ICH312489](http://connells.co.uk/Property/ICH312489)**



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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