



Connells

Maudslay Road
Ipswich



Property Description

Connells are excited to offer this three bedroom house located to the West side of Ipswich, conveniently located for access to whitton Business Park, Asda superstore and Anglian Retail Park which offers a range of shopping facilities and eateries. The property comprises of living room, kitchen/dining area, conservatory, three first floor bedrooms and shower room, off road parking, rear garden and comes with the added bonus of No Onward Chain.

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 Hall

Accessed via door, radiator and stairs rising to the first floor.

Living Room

14' 7" x 11' max (4.45m x 3.35m max)

Double glazed window to front, under stairs storage and door giving access to:

Kitchen/ Dining Area

14' 4" x 10' 5" (4.37m x 3.17m)
Wall and base level units, stainless steel sink and drainage unit inset into work surfaces, cooker point, extractor fan, space for fridge freezer and washing machine and arch giving access to dining area.

Conservatory

10' 5" x 8' 1" (3.17m x 2.46m)
Double glazed windows and doors to rear.

First Floor Landing

Storage cupboard, loft access and doors to:

Bedroom One

14' 4" x 8' 5" (4.37m x 2.57m)
Two double glazed windows to front and radiator.

Bedroom Two

10' 4" x 7' (3.15m x 2.13m)
Double glazed window to rear and radiator.

Bedroom Three

7' x 7' 2" (2.13m x 2.18m)
Double glazed window to front and radiator.

Shower Room

Electric shower, wash hand basin, low-level w/c, chrome rail and extractor fan.

Outside

The front of the property has off-road parking and one further allocated space.
The rear garden commences with a patio area and has fencing to boundaries with rear access.





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: B Council Tax
 Band: B

view this property online connells.co.uk/Property/ICH312444

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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Property Ref: ICH312444 - 0005

