



Connells

Hale Close
Ipswich

Hale Close Ipswich IP2 9QP

for sale guide price
£100,000



Property Description

Connells are pleased to offer this first floor flat located in this residential complex in the chantry area of south west Ipswich. The apartment comprises of a Lounge/diner, kitchen, two good sized double bedrooms, bathroom and separate we/ac, garage, communal gardens and parking and is being offered with no onward chain.

The area offers convenient access to local amenities, including schools, shops, and transport links. Nearby educational institutions include Sprites Primary Academy, Gusford Community Primary School, and Chantry Academy. The property is also within a short drive to the A 12/A 14 junction, providing good connectivity to surrounding areas.

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 entrance door and consists of tiled flooring, storage heater and storage cupboard.

Lounge/Diner

18' 7" x 9' 10" (5.66m x 3.00m)
Double glazed window to front, carpet and storage heaters.

Kitchen

11' 5" x 9' 8" (3.48m x 2.95m)

Matching wall and base units, tiled splashback, sink and drainer with mixer tap into roll top and electric oven, tiled floor, space for washing machine, fridge freezer and under counter fridge.

Bedroom One

16' 2" x 9' 10" (4.93m x 3.00m)

Double glazed window, carpet and storage heaters.

Bedroom Two

11' 9" x 11' (3.58m x 3.35m)

Double glaze window and carpet.

Storage Cupboard

9' 10" x 3' 11" (3.00m x 1.19m)

Carpet, lighting and shelves.

W/C

Half tiled walls, low level w/c and tiled flooring.

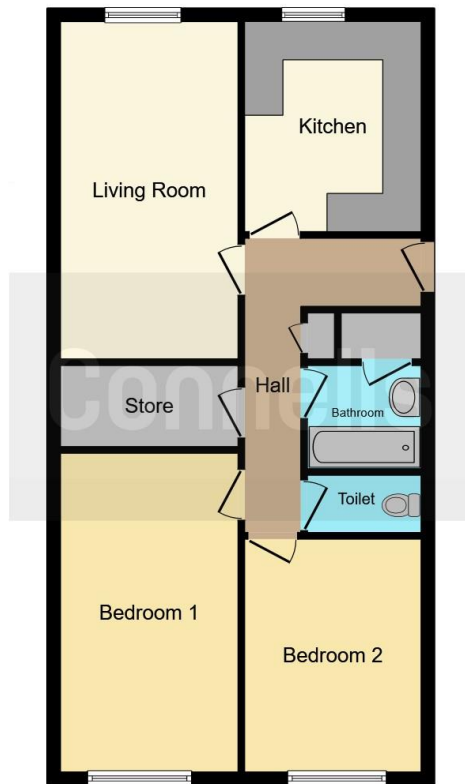
Bathroom

Bath with electric shower over, wash hand basin, airing cupboard with tank and shelves, half tiled walls and tiled flooring.

Outside

The Property benefits from a garage and well maintained communal gardens surrounding the properties.





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
 IPSWICH IP1 1QT

EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH311970

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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