



**Girton Way, IPSWICH, IP2 9UL**

**welcome to**

**Girton Way, IPSWICH**

This well-presented mid-terraced Town House has been extended and would make the perfect family home or HMO, benefiting from an open plan kitchen/diner, three generous bedrooms, a snug, a modern 2nd floor bathroom, ground floor cloakroom, front and rear gardens, communal parking and NO ONWARD CHAIN!



### **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 £300 inc VAT towards the preparation cost of the pack.

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**

6' 4" x 2' 7" ( 1.93m x 0.79m )  
Door leading to the hall.

### **Entrance Hall**

12' 2" x 5' 8" ( 3.71m x 1.73m )  
Grey wood effect flooring, one radiator and a split level staircase leading to the first floor and basement.

### **Cloakroom**

5' 1" x 2' 7" ( 1.55m x 0.79m )  
Double glazed window to the front, low level WC, pedestal wash hand basin and grey wood effect flooring.

### **Kitchen**

16' 7" x 9' 4" ( 5.05m x 2.84m )  
A range of eye and base level units in white with black stone effect worktop surfaces, a breakfast bar, tiled flooring, a double glazed window to the front, space for a fridge/freezer, dishwasher, washing machine and tumble dryer, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with gas hob and extractor hood, black Metro tiled splashback throughout, a feature panelled wall and a wall mounted gas fired boiler.

### **Basement Landing**

Large storage cupboard and steps down to the lounge.

### **Lounge**

15' 6" x 12' 6" ( 4.72m x 3.81m )  
Double glazed window to the rear, wood effect flooring, one radiator, a feature wall papered wall, TV point and an open archway leading to the extension.

### **Snug**

15' 1" x 7' 5" ( 4.60m x 2.26m )  
Double glazed window to the rear, patio doors leading to the garden, wood effect flooring and a wall papered wall.

### **First Floor Landing**

Grey wood effect flooring and a loft hatch.

### **Bedroom Two**

12' 7" x 8' 9" ( 3.84m x 2.67m )  
Double glazed window to the rear, grey wood effect flooring and one radiator.

### **Bedroom Three**

9' 5" x 6' 5" ( 2.87m x 1.96m )  
Double glazed window to the rear, grey wood effect flooring and one radiator.

### **Second Floor Landing**

Large airing cupboard, one radiator and a door leading to the master bedroom and bathroom.

### **Master Bedroom**

13' 2" x 9' 1" ( 4.01m x 2.77m )  
Spacious master bedroom with a double glazed window to the front, grey wood effect flooring, one radiator, a wall papered wall and a door leading to the walk in wardrobe.

### **Walk In Wardrobe**

9' 5" x 2' 9" ( 2.87m x 0.84m )  
Carpet flooring, light and two fitted rails.

### **Bathroom**

6' 5" x 6' 1" ( 1.96m x 1.85m )  
Double glazed window to the front, low level WC, pedestal wash hand basin, a bath with overhead shower and foldable glass screen, a white heated towel rail and fully tiled walls and flooring.

### **Outside:**

#### **Front Garden**

A lawned area and a pathway leading to the front door.

#### **Rear Garden**

Sloped rear garden with a raised patio area, a decking seating area with views across greenery, steps down to the rear gate, a shed and outside tap.



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## Girton Way, IPSWICH

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Large three bedroom split level Town House

Tenure: Freehold EPC Rating: C

guide price

**£165,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS118861 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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