





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

 $6' 4" \times 2' 7" (1.93m \times 0.79m)$ 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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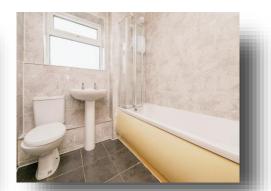
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Large three bedroom split level Town House

Tenure: Freehold EPC Rating: C

guide price

£165,000







Cambridge Belstead Rd

Belstead Rd

Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS118861



Property Ref: IPS118861 - 0004 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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