



Pauline Street, Ipswich, IP2 8DN

welcome to

Pauline Street, Ipswich

This mid-terraced home benefits from three generous bedrooms, two reception rooms, a ground floor bathroom, a paved courtyard rear garden, on street 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.

Lounge

11' 8" x 10' 6" (3.56m x 3.20m)

Double glazed window to the front, carpet flooring, one radiator, TV point, gas meter and gas fire.

Dining Room

11' 8" x 10' 9" (3.56m x 3.28m)

Single glazed window to the rear, carpet flooring, one radiator, meter cupboard and an open archway leading to the kitchen.

Kitchen

8' 1" x 6' 1" (2.46m x 1.85m)

Double glazed window to the side, a door leading to the lean to, tiled effect flooring, a range of eye and base level units in white with stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, a breakfast bar area, space for a cooker, fridge/freezer and washing machine.

Lean To

4' 7" x 4' 3" (1.40m x 1.30m)

Door leading to the rear garden, single glazed window to the rear and tiled flooring.

Ground Floor Bathroom

7' 9" x 5' 8" (2.36m x 1.73m)

Low level WC, pedestal wash hand basin, bath with shower attachment, part tiled walls, wood effect flooring, one radiator, extractor fan, double glazed window to the side and a wall mounted gas fired boiler.

Master Bedroom

11' 9" x 10' 5" (3.58m x 3.17m)

Double glazed window to the front, carpet flooring and one radiator.

Bedroom Two

11' 9" x 8' 3" (3.58m x 2.51m)

Double glazed window to the rear, carpet flooring, one radiator, a built in wardrobe and a door leading to bedroom three.

Bedroom Three

8' 1" x 6' 2" (2.46m x 1.88m)

Double glazed window to the side, carpet flooring and a door leading to bedroom two.

Outside:

Rear Garden

Paved courtyard with a rear gate and an outside tap and light.



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Pauline Street, Ipswich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Three generous bedrooms

Tenure: Freehold EPC Rating: D

guide price

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS119004 - 0002

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