



Highfield Road, IPSWICH, IP1 6DJ

welcome to

Highfield Road, IPSWICH

This substantial, extended home is situated on a generous plot and is in need of modernisation. Benefiting from four double bedrooms, all with built in wardrobes, a ground floor cloakroom, a first floor bathroom and an extension to the rear providing a large living room. 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 Hall

Original floorboards, one radiator and an understairs storage space.

Lounge

13' x 12' (3.96m x 3.66m)

Double glazed window to the front, carpet flooring, a gas fire, a wall papered wall and one radiator.

Dining Room

13' 1" x 11' 9" (3.99m x 3.58m)

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

Kitchen

13' x 9' 1" (3.96m x 2.77m)

Double glazed window to the rear, tiled flooring, a tiled alcove, pantry cupboard, a sink and space for a washing machine, fridge/freezer and cooker.

Utility Room

6' 2" x 6' 1" (1.88m x 1.85m)

Carpet flooring and a door leading to the formal lounge.

Formal Lounge

16' 3" x 12' 6" max (4.95m x 3.81m max)

Full length double glazed window to the side with views across the rear garden, carpet flooring, one radiator and a door leading to the side access.

Ground Floor Cloakroom

6' x 2' 5" (1.83m x 0.74m)

Double glazed window to the rear, low level WC and wash hand basin.

Inner Hall

7' 6" x 4' (2.29m x 1.22m)

Fitted shelving, space for a fridge/freezer and a further store room.

First Floor Landing

Loft hatch and original floorboards.

Master Bedroom

15' 1" x 13' (4.60m x 3.96m)

Double glazed window to the front, one radiator, original floorboards and a built in wardrobe which backs onto another built in wardrobe in bedroom two, this could be converted into an en suite (STPP).

Bedroom Two

12' 2" x 13' 1" (3.71m x 3.99m)

Double glazed window to the front, one radiator, original floorboards and a built in wardrobe,

Bedroom Three

12' 1" x 9' (3.68m x 2.74m)

Double glazed window to the rear, built in wardrobe and one radiator.

Bedroom Four

9' 5" x 9' (2.87m x 2.74m)

Double glazed window to the rear, built in wardrobe and one radiator.

Bathroom

6' 4" x 6' 2" (1.93m x 1.88m)

Wash hand basin, a bath with shower attachment, one radiator, a storage cupboard, part tiled walls, one radiator and double glazed window to the rear.

First Floor Cloakroom

6' x 2' 6" (1.83m x 0.76m)

Low level WC and a double glazed window to the rear.

Outside:

Front Garden

Concrete driveway with double gates providing off street parking, a walled border and a further single gate leading to a pathway to the front door. This garden is currently overgrown but could make a fantastic mature garden with additional parking.

Rear Garden

Generous rear garden which is currently overgrown and spanning approximately 80ft in length. There is a detached garage and a shed, both in need of repair or could be demolished, a side access gate leading to the rear, a car port measuring 16ft x 8ft"1 with barn style doors to entry, a missing door to the rear, light and storage in the rafters.



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Highfield Road, IPSWICH

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Substantial extended home
- Requires modernisation

Tenure: Freehold EPC Rating: E

guide price

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS119139 - 0002

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