



Eustace Road, IPSWICH, IP1 5BT

welcome to

Eustace Road, IPSWICH

This semi-detached home benefits from three generous bedrooms, an extended kitchen, a large lounge/diner with dual aspect, a generous rear garden, off 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 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.

Agents Note:

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential time frames involved.

Entrance Hall

11' 8" x 6' (3.56m x 1.83m)

Original floorboards, one radiator and an understairs storage cupboard.

Lounge/Diner

24' x 11' 3" max (7.32m x 3.43m max)

Large, sweeping, open plan room with dual aspect double glazed windows to the front and rear, two radiators, a wall papered wall, wall hung lights and TV point.

Kitchen

14' 6" x 12' 2" (4.42m x 3.71m)

A range of eye and base level units with wood effect worktop surfaces, wood effect flooring, tiled splashback throughout, space for a range of appliances, an open plan area with space for a table, double glazed window to the rear and a door leading to the rear garden.

First Floor Landing

Double glazed window to the side and original floorboards.

Master Bedroom

12' 9" x 9' 9" (3.89m x 2.97m)

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

Bedroom Two

10' 6" x 10' 5" (3.20m x 3.17m)

Double glazed window to the rear, original floorboards, one radiator, a built in wardrobe and loft hatch.

Bedroom Three

10' 1" max x 7' 6" (3.07m max x 2.29m)

Double glazed window to the front, one radiator and an airing cupboard.

Bathroom

7' 1" x 5' 7" (2.16m x 1.70m)

Low level WC, pedestal wash hand basin, a bath with overhead shower, half tiled walls, wood effect flooring, one radiator, extractor fan and double glazed window to the rear.

Outside:

Front Garden

A driveway providing off street parking, a car port area, a walled border and a pathway leading to the front door.

Rear Garden

A partially enclosed rear garden, a gate, a patio seating area with a pathway leading to the rear of the garden, a lawned area and an outside tap and light.



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Eustace Road, 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

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS119357 - 0003

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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