



Granville Street, Ipswich IP1 2JE

welcome to

Granville Street ,Ipswich

This two bedroom end-terraced home requires a full refurbishment and would make the perfect Buy to Let opportunity. 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.

Lounge

11' x 12' 1" (3.35m x 3.68m)

A door to the front, a window opening to the front and original floorboards.

Dining Room

10' 6" x 10' 7" (3.20m x 3.23m)

A window opening to the rear, original floorboards, exposed brick and a chimney breast.

Kitchen

7' 9" x 5' 7" (2.36m x 1.70m)

An opening for a window to the side, tiled effect flooring, base units, a stainless steel sink with chrome taps and a tiled splashback.

First Floor Landing

A loft hatch.

Master Bedroom

11' 5" x 11' (3.48m x 3.35m)

A opening to the front and original floorboards.

Bedroom Two

10' 8" x 7' 9" (3.25m x 2.36m)

A window opening to the rear and original floorboards.

Bathroom

8' x 5' 9" (2.44m x 1.75m)

A window opening to the rear, low level WC, pedestal wash hand basin and a bath.



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Granville Street, Ipswich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Full refurbishment project
- Excellent Buy to Let opportunity

Tenure: Freehold EPC Rating: G

guide price

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS119913 - 0002

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william h brown



01473 226101



Ipswich@williamhbrown.co.uk



Wolsey House, 16-18 Princes Street, IPSWICH,
Suffolk, IP1 1QT



williamhbrown.co.uk