



Mallard Way, Ipswich, IP2 9LZ

welcome to

Mallard Way, Ipswich

This well-presented, one bedroom maisonette is located in popular Chantry and benefits from one bedroom, a generous sized lounge, communal parking and low Service Charge and Ground Rent amounts. 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.

Entrance Hall

Carpet flooring and a staircase leading to the apartment.

Landing

Carpet flooring, two storage cupboards and loft hatch.

Lounge

15' 4" x 11' (4.67m x 3.35m)

Double glazed window to the front, wood effect flooring, one radiator, TV point and an electric fireplace.

Kitchen

11' 4" x 7' 4" (3.45m x 2.24m)

Eye and base level units in white with white worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, tiled effect flooring, space for a fridge/freezer, washing machine, dishwasher and cooker, tiled splashback throughout and double glazed window to the front.

Bedroom

15' 3" x 9' 4" (4.65m x 2.84m)

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

Bathroom

7' x 5' 6" (2.13m x 1.68m)

Low level WC, vanity sink, a bath with overhead shower, part tiled walls, an electric heater, extractor fan and double glazed window to the rear.



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Mallard Way, Ipswich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Maisonette with one large bedroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 625.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Jul 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120026 - 0005

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