



**Yeoman Close, Ipswich IP1 2QE**

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## Yeoman Close, Ipswich

This beautiful, third floor apartment has been completely refurbished throughout, to a very high standard and boasts two double bedrooms, a stunning, contemporary bathroom, an open plan kitchen/diner/lounge with Wren fitted kitchen, a private balcony with river views and one allocated parking space.



## 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

Stylish entrance hall with engineered oak flooring, painted walls, one radiator and an airing cupboard.

## Kitchen/Diner/Lounge

26' 4" x 12' ( 8.03m x 3.66m )

This stunning room has been completely renovated by the current vendor and boasts engineered oak flooring in the lounge area, a door to the balcony, double glazed window to the rear with river views, TV point, a feature brick chimney breast with cladding, space for an electric fire with tiled surround, one electric radiator, spot lights, a breakfast bar area with seating, oak work top, storage space and wine cooler. The kitchen itself benefits from tiled flooring, eye and base level Wren units in dark grey with oak worktop surfaces, ample storage space, a black sink plus drainer and black flexi mixer tap, a brick splashback, an integrated fridge/freezer, an integrated washer/dryer and an integrated oven with induction hob and black extractor hood.

## Master Bedroom

16' 1" x 8' 3" ( 4.90m x 2.51m )

Double glazed window to the rear, carpet flooring, one electric radiator and a double built in wardrobe.

## Bedroom Two

11' 9" x 7' 3" ( 3.58m x 2.21m )

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

## Bathroom

7' 3" x 5' 7" ( 2.21m x 1.70m )

Stunning bathroom, which has been renovated by the current vendor, with a roll top standalone bath on a raised tiled base, standalone chrome taps, shower attachment and waterfall showerhead, enclosed WC, an oval standalone sink with oak surface, chrome heated towel rail, extractor fan, part cladded and part tiled walls and tiled flooring.

## Balcony

11' 5" x 3' 7" ( 3.48m x 1.09m )

Hard tiled flooring, a shingle area, a balustrade, a partially cladded area, river views and space for a small table and chairs.

## Parking

One allocated, secure, underground parking space with fob entry.

## Agents Note:

Ground Rent will be increased to £500 per annum in January 2026.



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## Yeoman Close, Ipswich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Completely refurbished throughout
- Two double bedrooms

Tenure: Leasehold EPC Rating: B

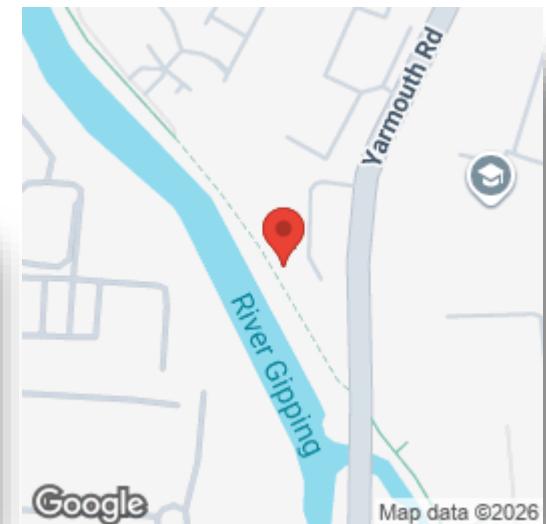
Council Tax Band: B Service Charge: 3000.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

guide price

**£75,000**



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