



Ransome Road, Ipswich, IP3 9AT

welcome to

Ransome Road, Ipswich

Three double bedroom, detached bungalow in good order and benefiting from a flat landscaped rear garden, garage and driveway for 5+ vehicles. also being sold with 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 Hallway

22' 7" x 4' 5" (6.88m x 1.35m)

Long sweeping entrance hallway benefiting from carpet flooring, radiator and loft hatch.

Lounge

17' 7" max x 11' 9" (5.36m max x 3.58m)

Bay fronted lounge benefiting from carpet flooring, radiator, TV point and a gas fire with tiled base and surround.

Kitchen/Breakfast Room

15' 3" x 11' 1" (4.65m x 3.38m)

Modern kitchen which was recently fitted and included eye and base level units in Matt Navy with stone effect work tops in White, two integrated ovens with gas hob and extractor hood, integrated fridge freezer and space for a dish washer and washing machine, tiled splash back, spotlights, airing cupboard housing the boiler, tiled flooring throughout and an open archway linking the kitchen to the conservatory and a double glazed window facing the side aspect.

Conservatory

10' 2" x 6' 4" (3.10m x 1.93m)

Double glazed windows facing the side and rear aspect and patio doors leading to the garden, tiled flooring and an open archway leading to the kitchen.

Master Bedroom

13' 9" max x 12' (4.19m max x 3.66m)

Double glazed bay window facing the front aspect, carpet flooring, radiator and a meter cupboard.

Bedroom Two

12' 1" x 9' 9" (3.68m x 2.97m)

Double glazed window facing the side aspect, carpet flooring and radiator.

Bedroom Three

11' x 8' 9" (3.35m x 2.67m)

Double glazed window facing the side aspect, carpet flooring and radiator.

Bathroom

8' 3" x 5' 4" (2.51m x 1.63m)

Low level W/C, pedestal wash hand basin, P bath with overhead shower and glass screen, tiled flooring and part tiled walls, white heated towel rail and a double glazed window facing the rear aspect.

Outside:

Driveway

Block paved driveway providing ample off street parking, side access gate leading to the rear garden.

Rear Garden

Sunny and well landscaped rear garden boasting a large Grey patio area providing ample seating options, lawned area, block paved path to the rear of the garden and a shed to the rearm outside tap, light and side gate leading to the garage.

Garage

16' 1" x 9' 3" (4.90m x 2.82m)

Window to the rear, up and over door for entry, light and power.

Agents Note:

The sale of this Property will be subject to Grant of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer



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Ransome Road, Ipswich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Three double bedrooms

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPS120809 - 0004

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