



**Brecon Close, Ipswich, IP2 8RG**



**welcome to**

**Brecon Close, Ipswich**

This well-presented, top floor apartment benefits from two, large double bedrooms, a spacious, light filled lounge, a kitchen/diner, a seperate cloakroom and bathroom, ample communal parking, immaculate communal gardens 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.

## Entrance Hall

Large entrance hall with a double airing cupboard, two additional storage cupboards, carpet flooring, one radiator, loft hatch and an entry phone system.

## Lounge

13' 8" x 12' 6" ( 4.17m x 3.81m )  
Spacious lounge, flooded with light, with a double glazed, floor to ceiling window to front, carpet flooring, one radiator, a storage cupboard, spot lights and TV point.

## Kitchen/Diner

14' 6" x 10' 9" ( 4.42m x 3.28m )  
Two double glazed windows to the rear, oak effect flooring throughout, one radiator, an airing cupboard, a storage cupboard, eye units in white, base units in wood with stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback and space for a cooker, fridge/freezer, washing machine and a table.

## Master Bedroom

13' 8" x 9' 1" ( 4.17m x 2.77m )  
Double glazed window to the front, carpet flooring, one radiator, a wall papered wall, a built in wardrobe and an additional, double, built in wardrobe.

## Bedroom Two

13' 9" max x 8' 9" ( 4.19m max x 2.67m )  
Double glazed window to the rear, carpet flooring, one radiator and a double built in wardrobe.

## Cloakroom

5' x 2' 6" ( 1.52m x 0.76m )  
Double glazed window to the side, low level WC, oak effect flooring and one radiator.

## Bathroom

5' 6" x 5' 5" ( 1.68m x 1.65m )  
Double glazed window to the side, pedestal wash hand basin, a bath with overhead shower, part tiled walls, oak effect flooring and spot lights.



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## **Brecon Close, Ipswich**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Two large double bedrooms, both with double, fitted wardrobes

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 684.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Dec 1993. 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:  
IPS120840 - 0003

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