



Thompson Road, Ipswich, IP1 4EX

welcome to

Thompson Road,

This well-presented, mid-terraced home benefits from three double bedrooms, an open plan lounge/diner, a ground floor bathroom, a low maintenance rear garden and ample on street parking and communal parking bays. 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/Diner

22' 3" x 11' 3" (6.78m x 3.43m)

Spacious, open plan room, perfect for entertaining, with double glazed windows to the front and rear, two radiators, a staircase, TV point and wood effect flooring throughout. This room has been freshly painted in white.

Kitchen

11' 6" x 7' (3.51m x 2.13m)

Double glazed window to the side, tiled flooring, partially tiled walls, eye and base level units in wood with stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, a fitted gas hob, an understairs storage cupboard and space for a fridge/freezer, washing machine and cooker.

Walkway

7' 7" x 2' 6" (2.31m x 0.76m)

Tiled flooring and a door to the garden.

Ground Floor Bathroom

7' x 5' 3" (2.13m x 1.60m)

Fully tiled walls and flooring, low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, tiled flooring, extractor fan, one radiator and double glazed window to the rear.

First Floor Landing

A window to the side, loft hatch, original floorboards and a fitted runner.

Master Bedroom

11' 5" x 10' 9" (3.48m x 3.28m)

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

Bedroom Two

10' 9" x 8' 4" (3.28m x 2.54m)

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

Bedroom Three

8' 8" x 7' 4" (2.64m x 2.24m)

Double glazed window to the rear, carpet flooring, one radiator and an airing cupboard housing the boiler.

Outside: Front Garden

A walled border, a gate and a pathway leading to the front door.

Rear Garden

Low maintenance rear garden with a block paved seating area, a shingle/slate area, hedging and a rear gate.



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Thompson Road, Ipswich

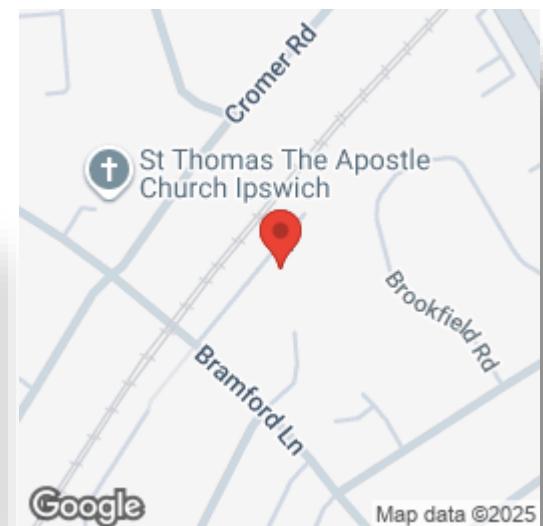
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Three double bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£140,000



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