



**Dales Road, Ipswich, IP1 4JE**

**welcome to**

## **Dales Road, Ipswich**

This impressive, extended, detached bungalow would make an excellent renovation project and benefits from three double bedrooms, a large kitchen/diner, a large un-overlooked rear garden, with rear access and off street parking. 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.

### **Agents Note:**

It is our understanding that the Property is not registered at the Land Registry, which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

### **Entrance Porch**

Tiled effect flooring, a window to the front and a door to the hall.

### **Entrance Hall**

Stunning, long sweeping hallway with access to all rooms, carpet flooring, a storage cupboard, one radiator and loft hatch.

### **Lounge/Diner**

Sliding doors to the conservatory, double glazed window to the side, carpet flooring, one radiator, a back boiler, partially clad walls and a feature brick wall.

### **Conservatory**

Double glazed windows to the rear and side, sliding doors to the garden and lounge, one radiator and Parquet effect flooring.

### **Kitchen/Breakfast Room**

Extended room with double glazed windows to the rear and side, wood effect flooring throughout, one radiator, eye and base level units in wood with marble effect work top surfaces, tiled splash back, a wood clad ceiling, a sink plus drainer and chrome mixer tap, a door to the lean to and space for a table and appliances.

### **Lean To**

Windows to the side and rear, tiled flooring and doors to the garden and kitchen.

### **Master Bedroom**

Double glazed bay window to the front, carpet flooring, one radiator, two fitted wardrobes and a fitted vanity unit.

### **Bedroom Two**

Double glazed window to the side, wood effect flooring, one radiator, fitted wardrobe and an overhead storage unit.

### **Bedroom Three**

Double glazed bay window to the front, carpet flooring and two radiators.

### **Bathroom**

Large four piece bathroom with low level WC, pedestal wash hand basin, a bath with chrome taps, a shower with foldable door, one radiator, part tiled walls, wood effect flooring and a white heated towel rail.

### **Outside:**

#### **Front Garden**

A walled border with gated access, a block paved driveway, hedging to the front and a side access leading to the rear garden.

#### **Rear Garden**

A large rear garden which is mainly laid to grass, with hedging either side and to the rear, a rear access via a private lane, mature trees, hedging, flower beds, curved borders, a workshop, a shed, a greenhouse, an outside tap, a side access, a block paved seating area and a canopy area.

### **Garage**

An up and over door, power, light and a door to the rear.

### **Workshop 1**

12' x 6' 2" ( 3.66m x 1.88m )

With power and a window the side.

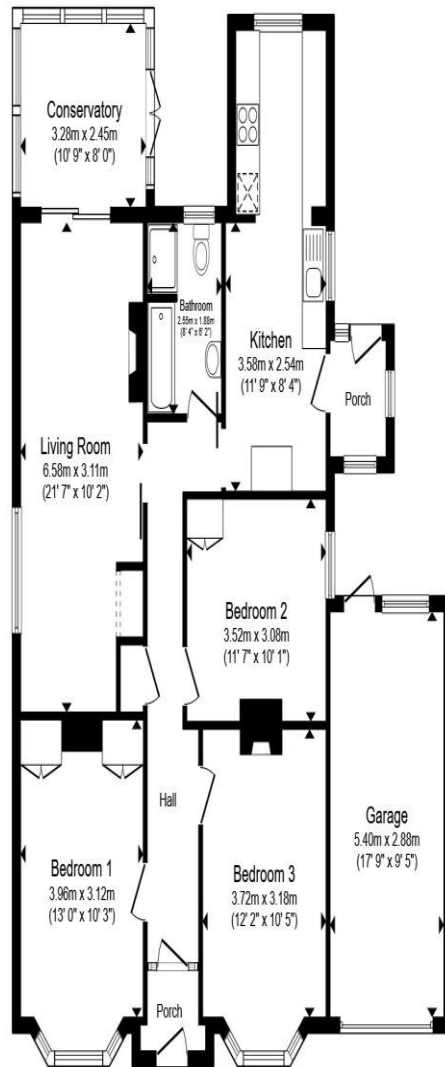
### **Workshop 2**

10' 9" x 6' 4" ( 3.28m x 1.93m )

Connected to workshop 1, with power and a window to the side.

### **Agents Note:**

To the rear of this property, on the righthand side, is an additional plot of land, housing a large garage. This land was purchased by the current vendor.



Total floor area 116.6 m<sup>2</sup> (1,255 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Dales Road,**  
**Ipswich**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Extended, detached bungalow

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

guide price  
**£180,000**



**view this property online** [williamhbrown.co.uk/Property/IPS120600](http://williamhbrown.co.uk/Property/IPS120600)



Property Ref:  
IPS120600 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01473 226101**



[ipswich@williamhbrown.co.uk](mailto:ipswich@williamhbrown.co.uk)



16-18 Wolsey House, Princes Street, IPSWICH,  
Suffolk, IP1 1QT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**