



Edward Fitzgerald Court, Woodbridge IP12 4LA

welcome to

Edward Fitzgerald Court, Woodbridge

Conveniently located for the town centre and its wide range of shopping and recreational facilities, and public transport, this three bedroom mid terrace property is offered for sale 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.

Front Garden

Landscaped, with mature shrub beds and pathway leading up to...

Entrance Porch

Entrance door and window to side, storage cupboard. Open to the...

Lounge / Diner

18' 11" Max. x 24' 4" Max. (5.77m Max. x 7.42m Max.)
A dual aspect room with windows to front and rear, serving hatch to the kitchen, fireplace with inset fire, open staircase to first floor with storage under. Access to the...

Kitchen

11' 8" Max. x 9' 1" Max. (3.56m Max. x 2.77m Max.)
Fitted with a range of wall and base mounted units with worktops and splashback over, window and door to rear, sink and drainer with mixer tap, pace for appliances, pantry cupboard.

First Floor Landing

Storage heater, loft access and doors to...

Master Bedroom

12' 9" Max. x 9' 5" Max. (3.89m Max. x 2.87m Max.)
Window to the front.

Bedroom Two

11' 1" x 11' 9" (3.38m x 3.58m)
Window to the rear.

Bedroom Three

8' 5" Max. x 9' 2" Max. (2.57m Max. x 2.79m Max.)
Window to the front.

Bathroom

Obscure glazed window to the rear. Fitted with a suite comprising low level WC, bath and pedestal wash hand basin. Partially tiled walls, shelved airing cupboard housing the hot water cylinder, shaver sockets and Dimplex wall mounted heater.

Rear Garden

Mainly laid to lawn enclosed by hedging, path to back gate, shed and brick outhouse

Agent's 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 accordingly.



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Edward Fitzgerald Court, Woodbridge

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Terraced Property
- No Onwards Chain

Tenure: Freehold EPC Rating: E

guide price

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBG108927 - 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.

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