



**The Street, Bramford, Ipswich, IP8 4EB**

**welcome to**

## **The Street, Bramford, Ipswich**

This charming one bedroom cottage is situated in Bramford High Street and benefits from a large bedroom with walk in wardrobe/study, a spacious lounge, a kitchen/breakfast room, a ground floor bathroom, a beautifully presented rear garden 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.

### **Agents Note:**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential time frames involved.

### **Lounge**

Spacious lounge with double glazed window to front, carpet flooring, an understairs storage cupboard, a gas fire and one storage heater.

### **Kitchen/Breakfast Room**

Double glazed window to the rear, a door to the garden, one storage radiator, tiled effect flooring, space for a table, eye and base level units in wood with oak effect worktop surfaces, a white, ceramic sink plus drainer and chrome mixer tap, space for appliances, a staircase to the first floor, a door to the bathroom and double glazed window to the rear.

### **Ground Floor Bathroom**

Double glazed window to the rear, low level WC, pedestal wash hand basin, carpet flooring, a bath and part tiled walls.

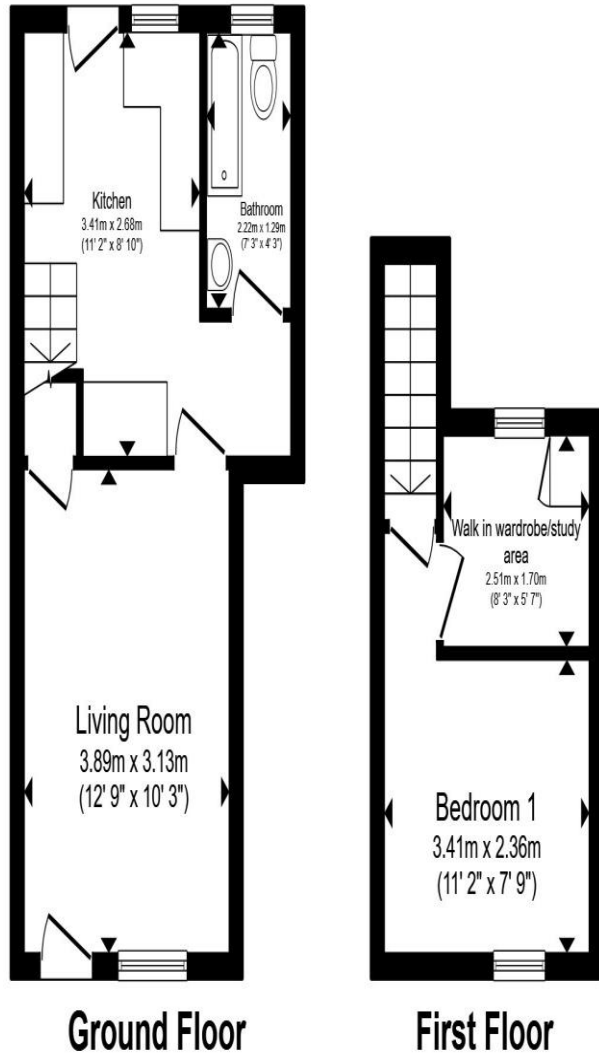
### **First Floor Landing Bedroom**

Double glazed window to the front, one storage radiator, carpet flooring, a fitted double wardrobe with sliding doors, an additional door to a large walk in wardrobe/study area with a further double glazed window to the rear, carpet flooring, an airing cupboard and loft hatch.

### **Outside:**

#### **Rear Garden**

Beautiful, mature rear garden with double gates to the rear, leading to the Co-Op car park, paved seating, a canopy area, a grassed area, a pond and full borders with trees, hedging, shrubs and plants.



Total floor area 40.5 m<sup>2</sup> (436 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**  
**The Street,**  
**Bramford Ipswich**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Charming one bedroom cottage

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

guide price

**£145,000**



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Property Ref:  
IPS121345 - 0005

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