



Connells

Cullingham Road  
Ipswich



## Property Description

Connells are pleased to bring to market this well-presented two bedroom mid terraced home located within a well-established residential area of Ipswich, offering a great opportunity for first-time buyers, investors, or those looking to down size. The property is in good decorative order throughout and provides a comfortable and practical layout. The ground floor comprises of a welcoming living area leading through to a well-maintained kitchen, with the added convenience of a ground floor bathroom and upstairs, there are two well-proportioned bedrooms. Externally, the property benefits from a low-maintenance rear garden, ideal for relaxing or entertaining. Being offered with no onward chain, this home is ready for a smooth and hassle-free purchase.

Cullingham Road is situated to the west of Ipswich town centre, The area benefits from a variety of local amenities including shops, schools, and regular bus routes, all within easy reach.

Ipswich town centre offers an extensive selection of retail, dining and leisure facilities, as well as a mainline railway station providing direct links to London Liverpool Street, making it suitable for commuters. The A14 is also easily accessible, offering good transport connections to surrounding towns and cities.

## 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

Accessed via double glazed door.

## Lounge

Double glazed window to front and radiator.

## Kitchen

Double glazed door and window to rear, a selections of wall and base level units, sink and drainer unit, one and a half bowl stainless steel sink, electric oven, gas hob and extractor

fan, breakfast bar and stairs rising to the first floor.

## Inner Hallway

With double glazed door to side, radiator and access to:

## Bathroom

Window to side and comprises a low-level w/c, pair shaped bath, pedestal wash hand basin and heated towel rail.

## First Floor Accommodation

### Bedroom One

Double glazed window to front and radiator.

### Bedroom Two

Double glazed window to rear and radiator.

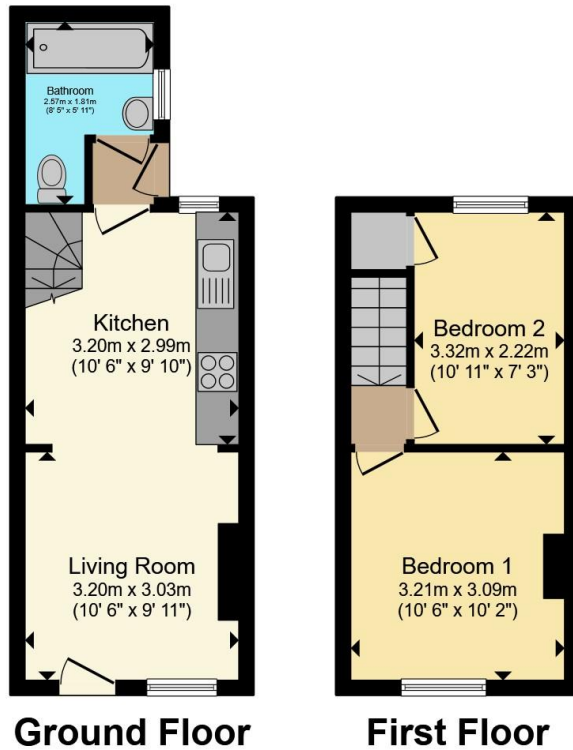
## Outside

The rear garden has a patio courtyard and has fencing to boundaries.

## Agents Note

The vendor has advised us that a new flat roof was laid January 2026. Supporting documents are available, please request via the agent.





Total floor area 44.0 m<sup>2</sup> (474 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)



To view this property please contact Connells on

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**E [ipswich@connells.co.uk](mailto:ipswich@connells.co.uk)**

6 Princes Street  
 IPSWICH IP1 1QT

EPC Rating: C Council Tax Band: B

**view this property online [connells.co.uk/Property/ICH312871](http://connells.co.uk/Property/ICH312871)**

Tenure: Freehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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