



Crozier Mews, Ipswich IP4 4PA

welcome to

Crozier Mews, Ipswich

A well maintained, three bedroom bungalow, situated in a popular East Ipswich location. Featuring spacious accommodation, an ensuite, garage and pleasant garden, this home offers practicality and tranquility and is suited for a wide range of buyers.



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 Door Into-Porch Hallway

- *Large, sweeping, L shaped hall
- *High ceilings throughout
- *Fitted mat
- *Two double glazed windows to front and side
- *Radiator
- *Storage cupboard

Lounge

- *Stunning lounge
- *Double glazed windows to front and rear
- *Patio doors to rear garden

- *TV point
- *Carpet flooring
- *Two radiators
- *Electric fire with stone base and surround
- *Wall hung lights

Kitchen

- *Double glazed window to rear
- *Patio doors to garden
- *Wood effect flooring
- *Radiator
- *Eye and base level units in wood, with stone effect worktops
- *Stainless steel sink plus drainer
- *Integrated oven, gas hob and extractor hood
- *Integrated fridge freezer, dishwasher and washing machine
- *Tiled splashback

Master Bedroom

- *Double glazed window to rear
- *Patio doors to garden
- *Carpet flooring
- *Radiator
- *TV Point
- *Triple, built in wardrobe with sliding door

Ensuite

- *Low level WC
- *Wash hand basin
- *Shower with glass enclosure
- *Part tiled walls
- *Radiator
- *Wood effect flooring
- *Extractor fan
- *Shaving point
- *Spotlights
- *Double glazed window to side

Bedroom Two

- *Double glazed window to front
- *Carpet flooring
- *Radiator
- *Double, built in wardrobe with sliding door

Bedroom Three

- *Double glazed window to side
- *Carpet flooring
- *Radiator
- *Built in wardrobe

Bathroom

- *Enclosed WC
- *Vanity sink
- *Shower with glass enclosure
- *Chrome, heated towel rail
- *Part paneled walls
- *Spotlights
- *Shaver point
- *Wood effect flooring
- *Extractor fan
- *Double glazed window to side

External Details To The Front Garage

- *Electric, roller door
- *Power and light
- *Door to garden
- *Storage in rafters

Front Garden

- *Off road parking
- *Small plants and hedging
- *Path to front door
- *Access to rear garden

Rear Garden

- *Side access
- *Fully enclosed borders
- *Door to garage
- *Wrap around, patio seating area
- *Grassed area
- *Sizeable plot
- *Outside tap and light



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- THREE BEDROOMS

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPW103453 - 0004

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