



Penshurst Road, Ipswich IP3 8QX

Not for marketing purposes INTERNAL USE ONLY

welcome to

Penshurst Road, Ipswich

Offered with NO ONWARD CHAIN, this spacious three-bedroom, semi-detached home benefits from a garage, off-road parking, two reception rooms and a generous, largely un-overlooked rear garden. Situated in a highly sought after Broke Hall location!



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 Porch

Carpet flooring, sliding entrance doors and internal door leading to the entrance hall.

Entrance Hall

Carpet flooring, radiator, understairs storage cupboard and stairs to the first floor.

Lounge

Double glazed window to the front, carpet flooring,

radiator, TV point, feature gas fireplace with tiled surround and sliding doors opening into the dining room.

Dining Room

A bright and spacious dining area with patio doors opening onto the rear garden, an additional floor-to-ceiling double glazed window, carpet flooring, radiator and ample space for a family dining suite.

Kitchen

Double glazed window, overlooking the rear garden, a door to the lean-to, a range of base units with marble effect worktops, partially tiled walls, a stainless steel sink with drainer and chrome taps and space for a variety of appliances.

Lean To

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Windows to the side and rear, a door to the garden, internal access to the garage and additional storage space.

First Floor Landing

Carpet flooring and double glazed window to the side.

Master Bedroom

Double glazed window to the front, carpet flooring, radiator and fitted double wardrobe.

Bedroom Two

Double glazed window to the rear, carpet flooring, radiator, fitted wardrobe and fitted chest of drawers.

Bedroom Three

Double glazed window to the front, carpet flooring and radiator.

First Floor Cloakroom

Double glazed window to the rear, low level WC and original floorboards.

Bathroom

Double glazed window to the rear, wash hand basin, panel bath, airing cupboard, partially tiled walls, electric heater and carpet flooring.

Outside: Front Garden & Parking

The property benefits from a hard standing driveway, providing off-road parking, access to the garage, a stoned frontage and side access gate, leading through to the rear garden.

Garage

Single garage featuring an electric roller door, power, lighting and internal access to the lean-to.

Rear Garden

A generous rear garden, enjoying a good degree of privacy and a largely un-overlooked aspect.

Features include a large grassed area, a hard standing patio area, a side access
, enclosed boundaries
, a greenhouse
, a shed and an outside tap.



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Penshurst Road, Ipswich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Three good-sized bedrooms

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

guide price

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPW104292 - 0004

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