



Connells

Spring Road
Ipswich



Property Description

Situated on the popular Spring Road, this three-bedroom mid-terrace home presents an excellent opportunity for buyers seeking a property they can modernise and improve. Requiring renovation throughout, the property offers generous accommodation, a good-sized garden and fantastic potential to create a wonderful family home tailored to individual tastes and requirements. The accommodation comprises of a lounge, separate dining room, kitchen, utility area, ground floor bathroom, conservatory/lean-to and three bedrooms to the first floor, including a versatile third bedroom which could also be utilised as a study or nursery. Outside, the property benefits from a mature rear garden with established trees and useful hard standing areas.

Spring Road is conveniently positioned for easy access to a range of local amenities, schools, supermarkets and transport links. Ipswich town centre is within easy reach, offering an extensive selection of shopping, dining and leisure facilities, while Ipswich Mainline Railway Station provides regular direct services to London Liverpool Street, making the area popular with both commuters and families alike.

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.

Lounge

Double glazed entrance door, double glazed window to the front aspect, carpeted flooring, radiator, pendant light fitting and access through to:

Dining Room

A useful dining space with single glazed window to the rear aspect and pendant light fitting.

Kitchen

Fitted with a range of matching wall and base units with work surfaces over, tiled splash backs, stainless steel sink and drainer with mixer tap,

laminated flooring, space for a cooker and pendant light fitting.

Utility Area

Providing additional storage and utility space, with wall-mounted boiler (vendor advises in excess of 12 years old), radiator and single glazed window to the side aspect.

Ground Floor Bathroom

Comprising a panelled bath with hot and cold taps, wash hand basin with hot and cold taps, low-level w/c, tiled splash backs and single glazed windows to the side and rear aspects.

Conservatory/Lean-To

A versatile additional space with tiled flooring, tiled splash backs, plumbing for utilities, access side alley via gate and door opening onto the rear garden.

Bedroom One

Double glazed window to the front aspect, wood-effect flooring, built-in storage cupboard and pendant light fitting.

Bedroom Two

Double glazed window to the rear aspect, wood-effect flooring, radiator, pendant light fitting and access through to:

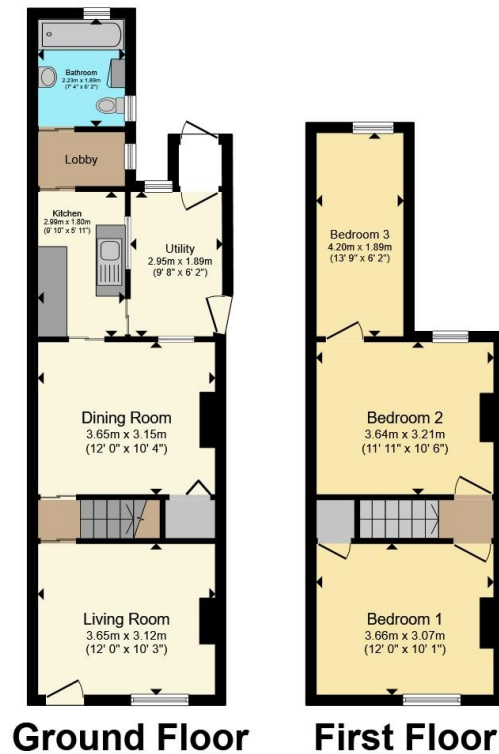
Bedroom Three/Study

Ideal as a home office, nursery or occasional bedroom, with double glazed window to the rear aspect, wood-effect flooring, radiator and pendant light fitting.

Outside

The rear garden offers excellent outdoor space with mature trees providing a pleasant backdrop, an outside tap and a hard standing area suitable for seating, storage or entertaining.





Total floor area 78.9 m² (849 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

Connells



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6 Princes Street
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EPC Rating: Council Tax
 Awaited Band: A

view this property online connells.co.uk/Property/ICH313288

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.

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Property Ref: ICH313288 - 0006