







### Property Description

An exciting opportunity to purchase this well established three bedroom semi-detached property in a popular location to the North East of Ipswich with potential to modernise and improve. The property comprises of ample accommodation with a lounge, separate dining room, kitchen, three first floor bedrooms, bathroom, front and rear garden and is offered with no onward chain.

The property is located for access to both primary and secondary schools as well as access to the hospital, local shopping and Ipswich town itself.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

### 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 Hall

Accessed via double glazed door, double glazed window to front, radiator and doors off:

### Living Room

14' 1" x 12' 5" ( 4.29m x 3.78m )  
Double glazed window to rear and radiator.

### Dining Room

10' 2" x 9' ( 3.10m x 2.74m )  
Double glazed window to front, radiator and storage cupboard.

### Kitchen

9' 9" x 9' ( 2.97m x 2.74m )  
Double glazed window to side and rear double glazed door to rear, wall mounted boiler, selection of wall and base level units with a stainless steel

sink and drainage unit inset into work surfaces, space for fridge freezer, larder, double glazed door to the rear aspect which includes a storage shed, w/c and door to rear garden.

## First Floor Landing

Double glazed window to front and doors giving access to:

### Bedroom One

12' 7" x 9' 1" ( 3.84m x 2.77m )

Double glazed window to rear and radiator.

### Bedroom Two

12' 8" x 13' ( 3.86m x 3.96m )

Double glazed window to rear and radiator.

### Bedroom Three

8' 7" x 7' 8" ( 2.62m x 2.34m )

Double glazed window to front and radiator.

## Bathroom

Double glazed window to side and comprises of a panel bath, low level w/c and pedestal wash hand basin.

## Outside

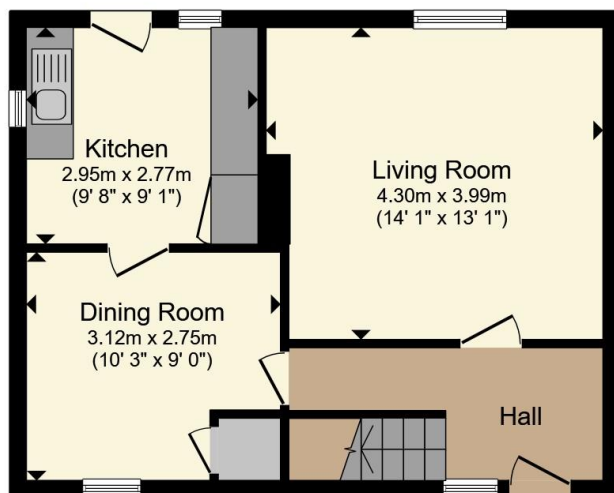
The front garden has a shrub border and side access leading to the rear garden which is mainly laid to lawn with mature shrubs. There is a communal parking bay to front.

## Agent Note

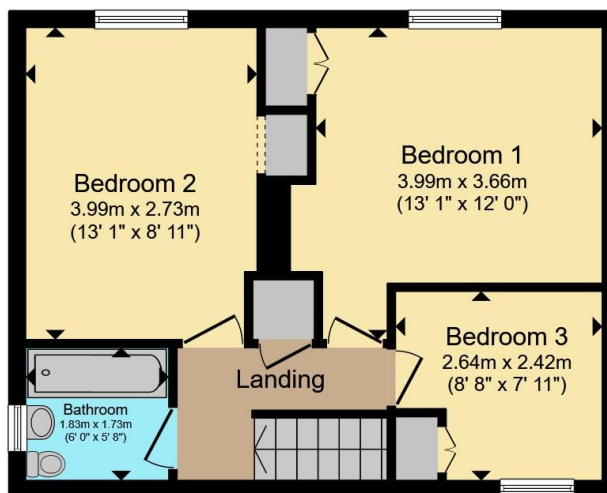
Vendor has said that the washing machine, dish washer and tumble dryer will be included in the sale.







**Ground Floor**



**First Floor**

Total floor area 85.2 m<sup>2</sup> (917 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)

**Connells**

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6 Princes Street  
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EPC Rating: D Council Tax  
Band: B

**view this property online [connells.co.uk/Property/ICH312608](http://connells.co.uk/Property/ICH312608)**

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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