



Connells

Bruff Road
IPSWICH



Property Description

An exciting opportunity to own this modern and spacious three bedroom semi-detached property that is presented to a high order throughout. The home comprises of a downstairs cloakroom, kitchen, a good size lounge/diner full of natural light, three first floor bedrooms, a master bedroom with a convenient en-suite, first floor bathroom, garage, off road parking and rear garden perfect for alfresco dining in those warmer months. The property also has the added bonus of no onward chain.

The property is ideally located for access to the A 12/A 14, Ipswich town centre, the train station, Suffolk food hall & access to Shotley Marina which offers a range of marine facilities and has local pubs & restaurants.

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.

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 entrance door, under stairs storage and pantry, tiled floor and radiator.

Cloakroom

Marble effect tiled floor, part tiled wall, heated towel rail, low-level w/c, vanity wash hand basin with mixer tap and double glazed window to front.

Kitchen

Accessed via hall and lounge, tiled floor and splash backs, matching wall and base units in grey, wall mounted cupboard housing boiler, double glazed window to rear, black sink drainer and pot wash style mixer tap,

gas hob electric oven, wood effect work top, extractor fan and space for dishwasher fridge freezer.

Lounge/Diner

Column radiators, wood effect laminate flooring, double glazed bay window to front and double glazed french doors leading into garden.

Landing

Storage cupboard with plumbing for washing machine and tumble dryer, loft access with ladder which is fully boarded and insulated.

Bedroom One

Double glazed window to front, built-in wardrobes with mirrors to front and wood effect laminate flooring.

En-Suite

Tiled walls and floor, shower cubicle, heated towel rail, storage wash hand basin vanity unit with mixer tap, low-level w/c, extractor fan and double glazed window side.

Bedroom Two

Radiator, wood effect flooring and double glazed window to rear.

Bedroom Three

Wood effect flooring, radiator, double glazed window to rear, built-in bed and storage.

Bathroom

Heated towel rail, tiled walls and floor in grey, bath with mixer tap and rainfall shower head and shower attachment, shower screen, led mirror connected to main light switch, corner sink with mixer tap, double glazed window to front and inset spotlighting.

Rear Garden

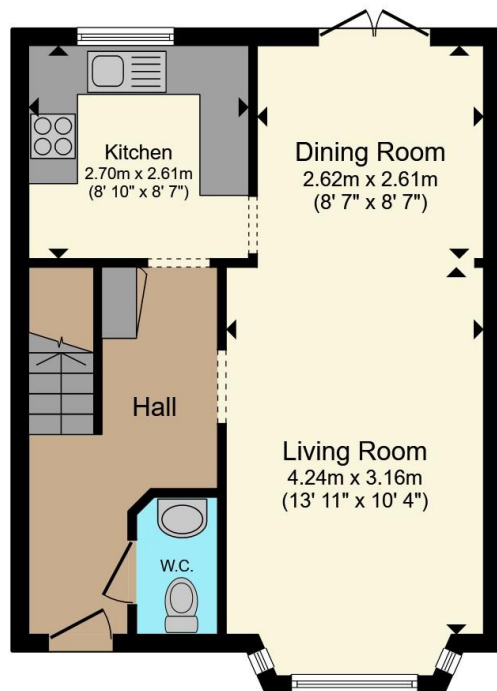
The rear garden has side access, a outside light, a outside tap, raised patio area, wall stepping stones to rear with the remainder laid to lawn.

There is a 10 x 9 summer house which is second has glazed windows and door, electric and light, decking to front and side and lean to storage.

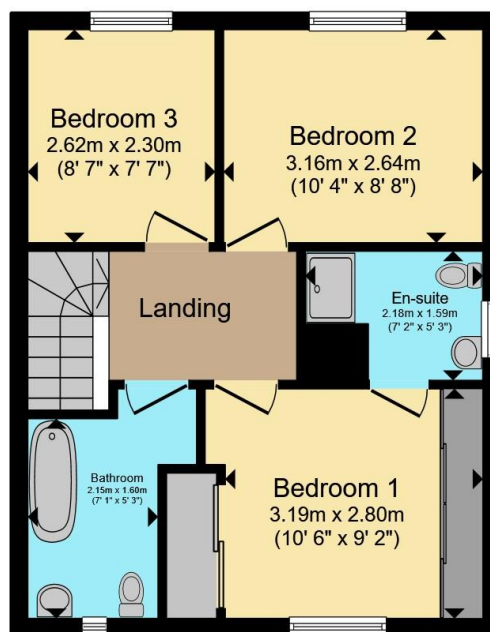
Garage

Electric up and over door, light and parking in front.





Ground Floor



First Floor

Total floor area 81.8 m² (881 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



To view this property please contact Connells on

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

view this property online connells.co.uk/Property/ICH312688

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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