

Hatfield Road, Ipswich, IP3 9AF

welcome to

Hatfield Road, Ipswich

This attractive, double bay fronted, terraced home is the perfect refurbishment project and benefits from three bedrooms, a large, open plan, bay fronted lounge/diner, a ground floor cloakroom, a 1st floor bathroom, a West facing rear garden, potential for off street parking and NO ONWARD CHAIN!!!













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, jamsold 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

3' 3" x 2' 9" (0.99m x 0.84m) A door to the hall.

Entrance Hall

20' 4" x 5' max (6.20m x 1.52m max) Carpet flooring, an understairs storage cupboard, a panelled staircase and an additional cupboard.

Lounge/Diner

25' 4" x 11' 6" max (7.72m x 3.51m max)

Double glazed bay window to the front, a further double glazed window to the rear, carpet flooring, a gas fire, TV point and a serving hatch to the kitchen.

Inner Hall

6' 8" x 2' 9" (2.03m x 0.84m)

Carpet flooring, a large storage cupboard, a door to the garden and an archway leading to the kitchen.

Kitchen

9' 4" x 8' 6" (2.84m x 2.59m)

Eye and base level units with marble effect worktop surfaces, a sink plus drainer and chrome mixer tap, tiled splashback, space for a fridge/freezer, cooker and washing machine, a pantry to the rear with a window, carpet flooring and double glazed window to the side.

Cloakroom

6' x 3' 9" (1.83m x 1.14m)

Half tiled walls, tiled effect flooring, low level WC, wash hand basin and a window to the side.

First Floor Landing

Carpet flooring, an airing cupboard, wall hung lights and loft hatch.

Master Bedroom

14' 1" max x 13' 5" (4.29m max x 4.09m)

Double glazed bay window to the front, a further double glazed window to the front, carpet flooring, two fitted wardrobes, overhead storage units and a vanity unit.

Bedroom Two

12' x 8' 6" (3.66m x 2.59m)

Double glazed window to the rear, carpet flooring, two fitted wardrobes and a vanity unit.

Bedroom Three

8' 6" x 7' 9" (2.59m x 2.36m)

Double glazed window to the rear and carpet flooring.

Bathroom

5' 8" x 5' 4" (1.73m x 1.63m)

A vanity sink, a bath with overhead shower, part tiled walls, one electric heater and double glazed window to the side.

Outside:

Front Garden

An attractive, tiled pathway, leading to the front door and potential for off street parking (neighbouring properties have done this, subject to a drop curb).

Rear Garden

West facing rear garden, a paved seating area, a lawned area with a walled divide, a shed, an outside tap, a partially enclosed border and a greenhouse.

Agents Note:

Please note this property has no central heating.





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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: F

Council Tax Band: B

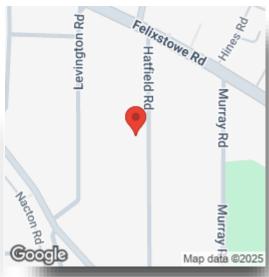
guide price

£155,000









Please note the marker reflects the postcode not the actual property

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