



Acorn Close, Ipswich, IP2 9XG

welcome to

Acorn Close, Ipswich

This well-presented, end-terraced bungalow is located just a short walk away from local amenities and benefits from two bedrooms, a separate lounge and kitchen, a conservatory, a West facing rear garden, residents parking and a garage en bloc. 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, 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.

Agents Note:

******The conservatory has a crack along the conservatory wall to the main house, we encourage prospective buyers to investigate this further******

Entrance Hall

Parquet effect flooring, loft hatch, one radiator and an airing cupboard.

Lounge

Spacious lounge with double glazed sliding doors tot he conservatory, carpet flooring, one radiator, wall hung lights and TV point.

Kitchen

Double glazed window to the side, a door to the conservatory, tiled flooring, a storage cupboard, eye and base level units in wood with cream, marble effect worktop surfaces, a stainless steel sink plus drainer and chrome taps, space for a fridge/freezer, cooker and washing machine, part tiled walls and a boxed in boiler.

Conservatory

Double glazed windows to the side and rear, patio doors to the garden, tiled flooring and one radiator. Accessed via sliding doors from the lounge and kitchen.

Master Bedroom

Double glazed window to the front, carpet flooring, one radiator and an L shaped, quadruple fitted wardrobe, with chests of drawers and a vanity unit.

Bedroom Two

Double glazed window to the front, carpet flooring, one radiator and a fitted wardrobe with chest of drawers.

Shower Room

Low level WC, vanity sink, double shower with glass enclosure, fully tiled walls, stone effect flooring, extractor fan, double glazed window to the side and one radiator.

Outside:

Front Garden

A stoned area, flower beds, hedging, a pathway leading to the side gate, giving access to the rear garden.

Rear Garden

A West facing, landscaped rear garden with a side access gate, fully enclosed border, a raised patio seating area, a hard standing path leading to the rear of the garden, grassed areas, two sheds, flower beds, hedging and a mature palm tree.

Garage En Bloc Parking

Residents parking to the front.



Total floor area 67.3 m² (724 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



welcome to
Acorn Close,
Ipswich

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

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

guide price
£195,000



view this property online williamhbrown.co.uk/Property/IPS121634



Property Ref:
IPS121634 - 0005

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