

**Bent Lane, Rushmere St. Andrew, Ipswich, IP4 5RF**

william h brown

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# Bent Lane, Rushmere St. Andrew, Ipswich

Offered for sale with NO ONWARD CHAIN, this spacious three bedroom detached bungalow occupies a generous plot on the ever-popular Bent Lane. Benefiting from versatile living accommodation throughout, a large rear garden, en suite wet room, a garage and driveway parking.

## 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 Porch

Double glazed windows surrounding, double glazed entrance door to the side
and tile effect flooring.

## Entrance Hall

Wood flooring, radiator, loft hatch and double glazed window to the front.

## Study

A useful and versatile room, ideal for home working, with tile effect flooring, radiator, spotlights and skylights.

## Utility Room

Tile effect flooring and walls, space for a washing machine and tumble dryer, a roof window, a wall mounted boiler and eye and base level units.

## Lounge

A bright and spacious lounge with double glazed windows to the side and rear, double glazed sliding doors opening onto the garden, carpet flooring, radiator, TV point and a feature gas fireplace.

## Dining Room

Wood effect flooring, radiator, useful alcoves and frosted side window.

## Kitchen

A range of eye and base level units with marble effect worktop surfaces, wood effect flooring, double glazed window to the side, spotlights, twin stainless steel sinks plus drainer and chrome mixer tap and space for freestanding appliances.









**Master Bedroom**
A generous double bedroom benefiting from double glazed window to the front, double glazed sliding doors opening to the garden, carpet flooring, built-in wardrobes and access to en suite wet room.

**En Suite Wet Room**
A high level WC, vanity wash hand basin with chrome mixer tap, a shower area, heated towel rail, skylights and frosted double glazed window to the side.

**Bedroom Two**
Double glazed window to the side, carpet flooring, radiator and a walk-in wardrobe with spotlights.

**Bedroom Three**
Grey lino flooring, radiator, a built-in wardrobe, skylights and spotlights.

**Bathroom**
Low level WC, wash hand basin with chrome mixer tap, a corner shower, a panelled bath with chrome mixer tap, heated towel rail, sparkle-effect flooring, spotlights and frosted double glazed window to the side.

**Outside:**

**Front Garden & Parking**
Large front lawn, a driveway, providing off street parking for multiple vehicles, a pathway and a detached garage.

**Integrated Garage**
Accessed through the utility room, with storage space and doors to the front and rear.

**Rear Garden**
A particular feature of the property is the generous and reasonably private rear garden. Benefiting from a large grassed area, a patio seating area, vegetable patches, a summer house, a shed, fully enclosed boundaries and a side access.

**Outside Toilet**
A door and high window on the side.

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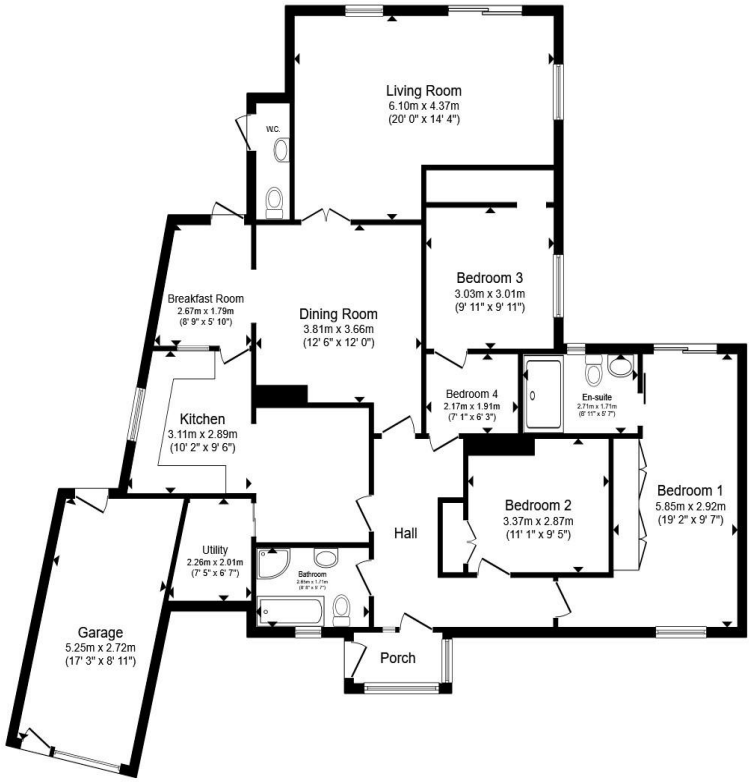
# Bent Lane, Rushmere St. Andrew Ipswich

- 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: D
Council Tax Band: E

guide price

**£425,000**




Total floor area 151.4 m² (1,629 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

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The Property Ombudsman

Property Ref:
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