



**Holcombe Crescent, Ipswich, IP2 9QJ**

**welcome to**

## **Holcombe Crescent, Ipswich**

This well-presented, semi-detached bungalow benefits from three bedrooms, a conservatory, a garage and off street parking. 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:**

Please note this property is of non-standard construction - steel frame.

### **Entrance Porch**

Carpet flooring, one radiator and double glazed window to the front.

### **Entrance Hall**

Carpet flooring, single glazed window to the side, one radiator and a storage cupboard.

### **Lounge**

Carpet flooring, one radiator, double glazed window to the front and single glazed window to the kitchen.

### **Kitchen**

Wood effect flooring, one radiator, double glazed window to the rear, a sink plus drainer and coloured mixer tap, space for a washing machine and fridge, an integrated oven with hob, an integrated microwave, eye and base level units and tiled splashback.

### **Conservatory**

Carpet flooring, double glazed windows to the rear and side and French doors to the garden.

### **Master Bedroom**

Carpet flooring, double glazed window to the front, one radiator and two built in wardrobes.

### **Bedroom Two**

Carpet flooring, double glazed sliding doors to the rear and one radiator.

### **Bedroom Three**

Carpet flooring, double glazed window to the side, one radiator and a built in wardrobe.

### **Bathroom**

Carpet flooring, one radiator, two double glazed windows to the rear, tiled walls, vanity sink, low level WC, a bath with shower attachment and a loft hatch (the loft houses a new gas boiler, less than 6 months old).

### **Outside:**

#### **Front Garden**

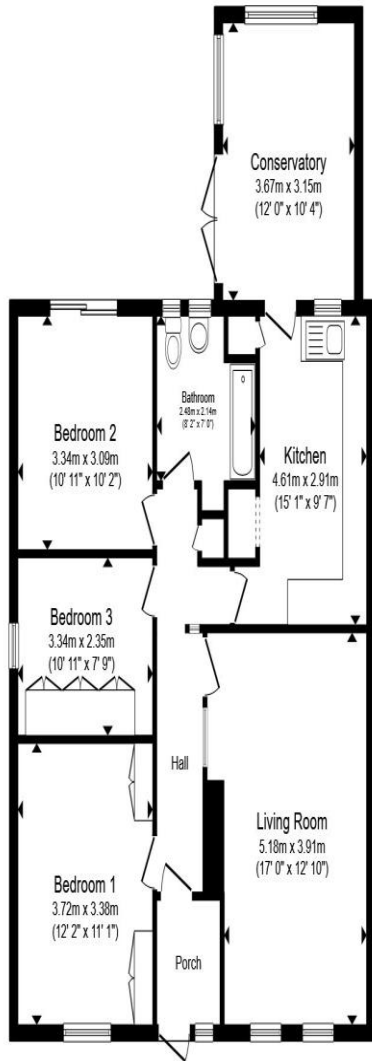
driveway providing off street parking for 3 vehicles, a side access leading to the garage, hedging and a grassed area.

#### **Rear Garden**

A patio seating area, a brick contained pond, a grassed area, flower beds, trees, shrubs, a side gate and access to the garage.

#### **Garage**

An up and over door, power and a single glazed window to the side.



Total floor area 94.6 m<sup>2</sup> (1,018 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)



**welcome to**  
**Holcombe Crescent,**  
**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: C

guide price

**£190,000**



**view this property online** [williamhbrown.co.uk/Property/IPS121518](http://williamhbrown.co.uk/Property/IPS121518)



Property Ref:  
IPS121518 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01473 226101**



[ipswich@williamhbrown.co.uk](mailto:ipswich@williamhbrown.co.uk)



16-18 Wolsey House, Princes Street, IPSWICH,  
Suffolk, IP1 1QT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**