



Oulton Road, Ipswich, IP3 0QD

welcome to

Oulton Road, Ipswich

This three bedroom, semi-detached home would make the perfect refurbishment project and benefits from a lounge, a separate dining room, which could be knocked through to create a large kitchen/diner/family room, a separate 1st floor bathroom and cloakroom, a shared driveway 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, 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:

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Entrance Hall

Carpet flooring, one radiator, an understairs storage cupboard and a wall papered wall.

Lounge

Double glazed bay window to the front, carpet flooring, one radiator, TV point and a gas fire.

Kitchen

Eye and base level units in white with marble effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, space for appliances, tiled splashback, double glazed window to the side and an opening to the dining room/snug.

Dining Room/Snug

Open plan room with double glazed windows to the side and rear, a door to the garden, carpet flooring, two radiators, two sky lights and wall hung lights. This room forms part of the extension and is adjacent to the kitchen, it could be knocked through to create a large kitchen/diner/family room (subject to building regs approval).

First Floor Landing

Carpet flooring and loft hatch.

Master Bedroom

Double glazed bay window to the front, carpet flooring, a fitted wardrobe, one radiator and a wall papered wall.

Bedroom Two

Double glazed window to the rear, carpet flooring and one radiator.

Bedroom Three

Double glazed window to the front, carpet flooring and one radiator.

Bathroom

Double glazed window to the rear, vanity sink, triple shower with glass enclosure, fully tiled walls, extractor fan and chrome heated towel rail.

Cloakroom

Low level WC, part tiled walls, stone effect flooring and double glazed window to the side.

Outside: Garage

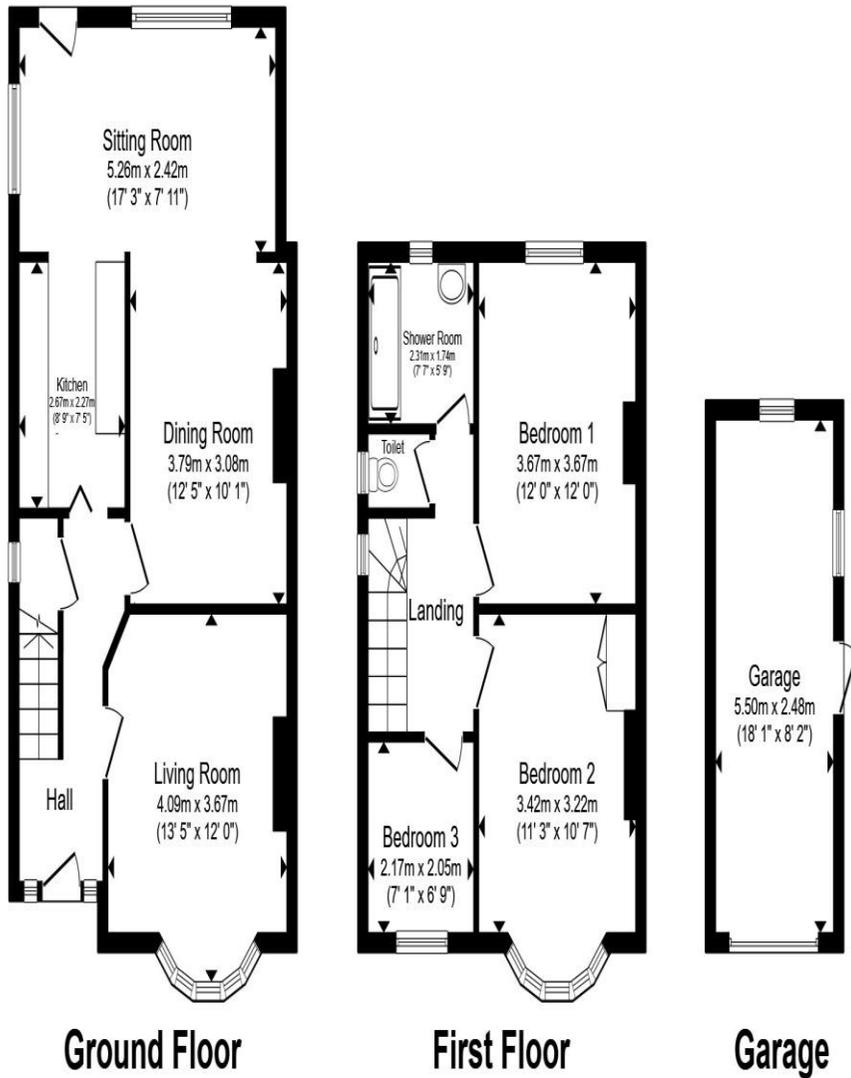
An up and over door, power and a door to the side.

Front Garden

A walled front garden with a pathway to the front door, a grassed area, flower beds and a shared driveway to the side, leading to the rear garden.

Rear Garden

Large garden with a hard standing driveway to the side, leading to the garage, a shed, a garage, a large grassed area, a patio seating area, a pathway leading to the rear of the garden, an outside tap and light and a fully enclosed border. This property backs onto a school, so is un-overlooked.



Total floor area 106.0 m² (1,141 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
Oulton Road,
Ipswich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Extended, potential for large kitchen/diner/family room

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

guide price

£220,000



view this property online williamhbrown.co.uk/Property/IPS121379



Property Ref:
IPS121379 - 0002

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



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



williamhbrown.co.uk