



**Connells**

Rectory Road  
Ipswich



## Property Description

A well-presented three-bedroom Victorian style property located to the edge of the town centre. The property has recently been renovated throughout to a high standard and comprises of spacious accommodation with a lounge/diner, a tastefully decorated kitchen with sage green shaker style cabinets, three good size bedrooms, bathroom and a courtyard style garden. The property is positioned in the popular IP2 postcode and sits a short walk from Ipswich mainline railway station as well as the town centre amenities.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

## 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 Hall

Accessed via entrance door with door giving access to:

## Lounge/Diner

Radiator, double glazed window to front and rear, arch feature, carpet, wall lights, two pendant lights

## Kitchen

Matching wall and base level units in sage green colour in shaker style, roll top work surfaces, tiled floor and splash backs, electric cooker and hob, extractor, integrated dishwasher and separate under counter fridge and freezer, wall mounted boiler, double glazed window to side, sink with drainer and pot wash style tap, inset spotlights, space for washing machine,

## Utility Area

Ceramic wood effect tiles, double glazed door giving access to garden and door giving access to:

## Ground Floor Bathroom

Tiled walls and floors, double glazed window to rear, bath with rainfall shower head over, low-level w/c, heated towel rail, wash hand basin with hot and cold taps and extractor fan.

## Landing

Carpet, electric metres, loft hatch providing loft access, loft comprises of new firewall and insulation,

## Bedroom One

Radiator, two double glazed windows to front, pendant light and carpet.

## Bedroom Two

Double glazed window to rear, radiator, carpet and pendant.

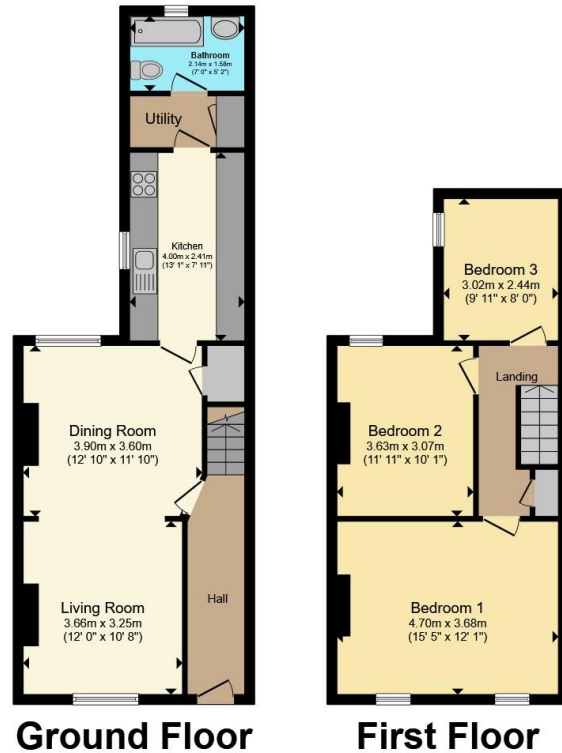
## Bedroom Three

Radiator, double glazed window to rear, carpet and pendant light.

## Outside

Decking area to rear, concrete path with side access via shared alley and outside tap.





Total floor area 94.3 m<sup>2</sup> (1,015 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)

**Connells**



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EPC Rating: D Council Tax  
 Band: A

**view this property online [connells.co.uk/Property/ICH312868](http://connells.co.uk/Property/ICH312868)**

Tenure: Freehold



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