



Connells

Ashmere Grove
Ipswich

Ashmere Grove Ipswich IP4 2RE

for sale guide price
£170,000



Property Description

Offered for sale with no onward chain, Ashmere Grove represents an excellent opportunity to acquire a character property in a convenient and established part of Ipswich, with considerable scope for modernisation and improvement. The property provides well proportioned living accommodation with the added benefit of two separate reception rooms, kitchen and three good sized bedrooms and first floor bathroom. A particularly useful feature is the cellar, providing valuable additional storage space. Outside, the property benefits from both front and rear gardens, providing outdoor space that can be enjoyed and further landscaped to suit individual requirements.

Ashmere Grove is situated on the north-eastern side of Ipswich, within the IP4 area, an established residential location with a good range of everyday amenities nearby. The immediate area includes local shops, schools and bus services, while Ipswich town centre is within easy reach, providing an extensive choice of shops, cafés, restaurants, bars and leisure facilities. The property is also well placed for access to Christchurch Park, a popular green space offering attractive landscaped areas and recreational facilities. Christchurch Park.

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 & Hallway

A welcoming entrance porch leads into the hallway, featuring a picture rail, storage heater and staircase rising to the first floor.

Lounge

Located to the front of the property, the lounge benefits from a large bay window, allowing plenty of natural light and features a gas fireplace as a focal point.



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

Dining Room / Reception Two

A versatile second reception room overlooking the rear garden, also featuring a gas fireplace, making it ideal as a dining room, family room or additional sitting room.

Kitchen

Fitted with a range of wall and base units, the kitchen incorporates a stainless steel sink set within work surfaces, a cooker point and a useful walk-in pantry. A UPVC door provides access to the garden, while an internal door leads down to the basement.

Cellar

A useful additional space offering excellent storage potential, with access leading out to the rear.

First Floor Landing

The landing provides access to all first-floor rooms and includes a storage heater

Bedroom One

A spacious front-facing bedroom featuring a picture rail and window to the front aspect. The room is currently arranged in a way that creates an additional front bedroom, offering flexibility and potential for reconfiguration.

Bedroom Two

A front-facing bedroom with window overlooking the front elevation.

Bedroom Three

Located to the rear of the property, this bedroom benefits from a storage cupboard and views over the garden.

Family Bathroom

Comprising a three-piece suite including a bath, pedestal wash hand basin and low-level w/c. The bathroom also houses the wall-mounted water boiler and benefits from an electric heater.

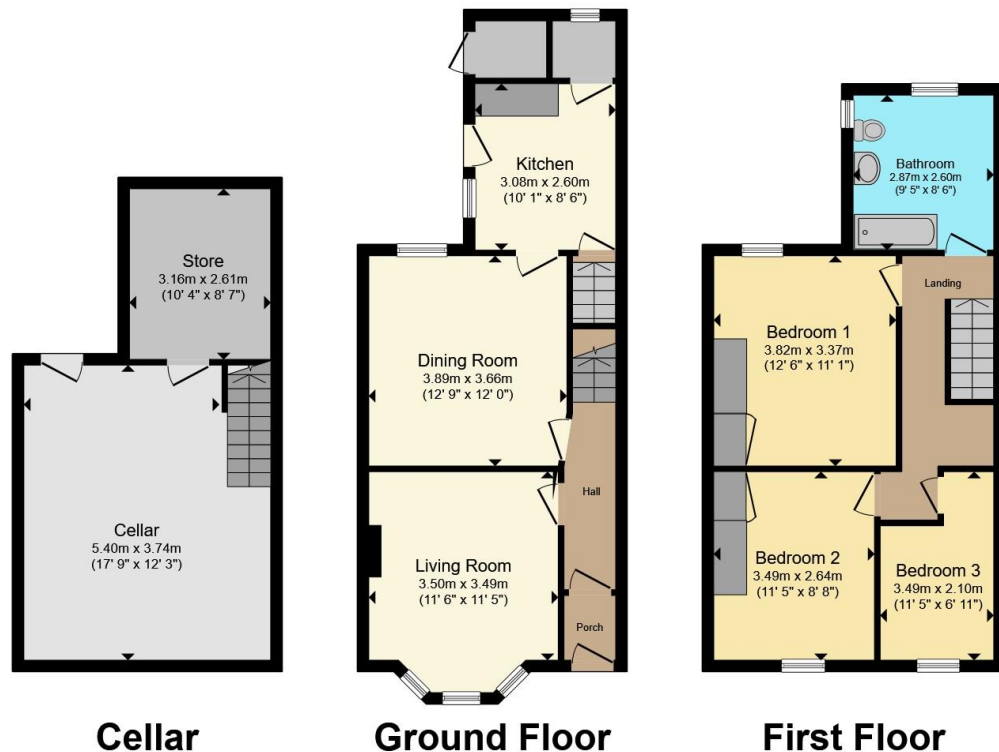
Outside

The front of the property is set behind a garden enclosed by a brick boundary wall with a patio area. A tunnel terrace provides convenient side access to the rear garden. The rear garden is predominantly laid to lawn, enclosed by fencing, and features a garden shed along with mature trees beyond, creating an attractive backdrop.

Agent Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 126.2 m² (1,359 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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To view this property please contact Connells on

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6 Princes Street
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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/ICH313350



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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