

Connells

Ipswich Road
COLCHESTER

Ipswich Road
COLCHESTER CO1 2YE

For Sale Guide Price
£170,000







Property Description

Positioned along Ipswich Road, this beautifully presented home offers a stylish blend of space, comfort and practicality, perfect for modern living. The ground floor features a spacious lounge and dining area that flows seamlessly into a contemporary fitted kitchen and bathroom, creating an ideal setting for both relaxing and entertaining.

Upstairs, the property boasts two generous double bedrooms, enhanced by a unique walk-in wardrobe space that provides excellent versatility and scope for a dressing area, study nook or additional bedroom. Outside, the home continues to impress with a wonderfully maintained and mature garden, complete with a patio area, offering a peaceful and low maintenance retreat. A useful outbuilding sits at the rear, ideal for storage, a home office or recreational use.

Conveniently located close to a wide range of shops and amenities, the property is also within easy reach of Colchester's historic city centre, with its excellent transport links and commuter routes, making this an exciting opportunity for buyers seeking both lifestyle and connectivity.

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.

Living Room
11' 5" x 11' 11" (3.48m x 3.63m)
Dining Room
9' 11" x 11' 11" (3.02m x 3.63m)
Fitted Kitchen
6' 1" x 9' 1" (1.85m x 2.77m)
Bathroom
5' 7" x 6' (1.70m x 1.83m)
Bedroom Two
7' 10" x 10' 2" (2.39m x 3.10m)
Bedroom One
11' 1" x 12' (3.38m x 3.66m)
Study / Bedroom Three
6' 8" x 10' 9" (2.03m x 3.28m)
Agents Notes

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 63.7 m² (686 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

Connells

To view this property please contact Connells on

T 01206 547 431
E colchester@connells.co.uk

3a High Street
COLCHESTER CO1 1DA

EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/CCH308915

Tenure: Freehold

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.