





Greenfinch Avenue, Ipswich, IP2 0RY

william h brown

welcome to

Greenfinch Avenue, Ipswich

Excellent renovation opportunity. Three bedroom, semi-detached home with off street parking, a substantial rear garden, spacious lounge, ground floor bathroom and excellent potential to extend (STPP), ideally located close to schools, amenities and major road links.

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

Lounge
A spacious open plan lounge with two double glazed windows to the front, carpet flooring, storage radiator, fireplace, TV point and a large understairs storage cupboard.

Kitchen
Double glazed window to the rear, a door to the garden, a range of cream eye and base units with marble effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, tiled effect flooring and space for a range of appliances.

Ground Floor Bathroom
Double glazed windows to the side and rear, low level WC, pedestal wash hand basin, a panel bath with overhead shower, tiled effect flooring and partially tiled walls.

First Floor Landing
Double glazed window to the front, carpet flooring, storage heater and airing cupboard.

Master Bedroom
Double glazed window to the front and carpet flooring.

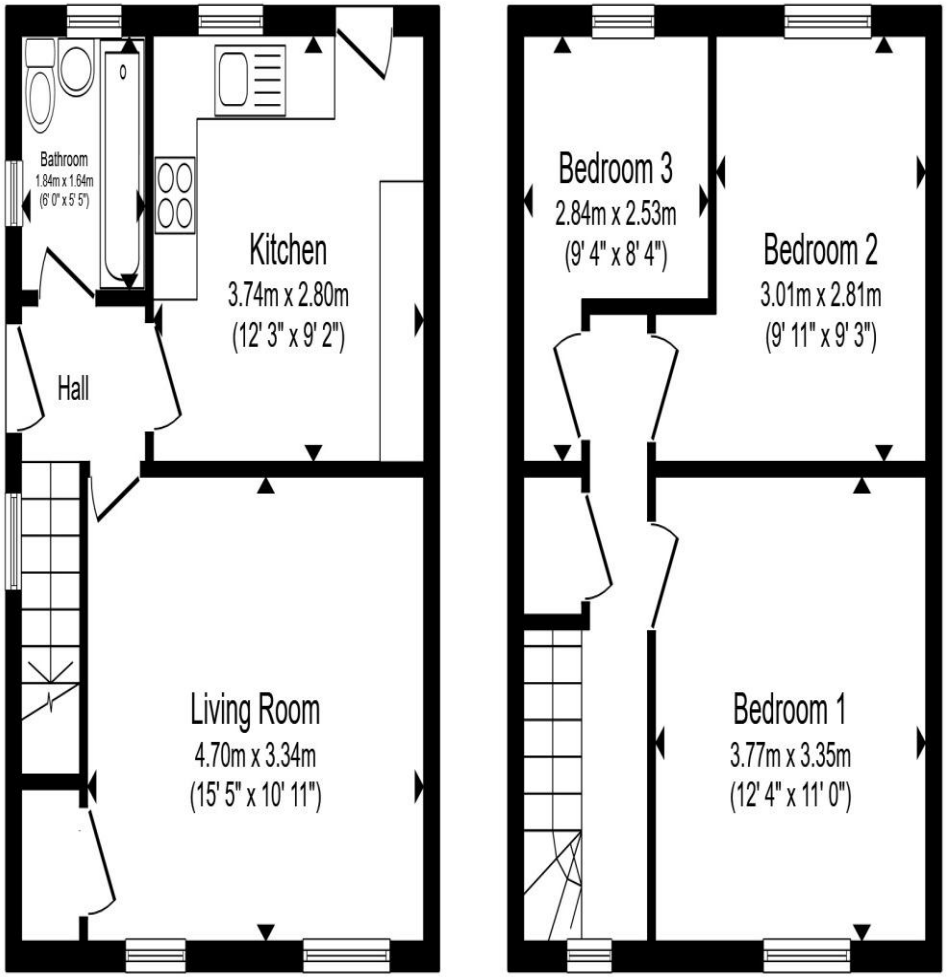
Bedroom Two
Double glazed window to the rear, carpet flooring and loft access.

Bedroom Three
Double glazed window to the rear and carpet flooring.

Outside:

Front Garden & Parking
A hard standing driveway, providing off street parking, a lawned frontage, mature hedging and a side access to the rear garden.

Rear Garden
A substantial rear garden enjoying a good degree of privacy and offering excellent potential for landscaping or extension, subject to planning permission. Features include multiple seating areas, patio and hard standing areas, a large lawned area, mature flower beds and hedging, an outside tap, external lighting, a brick-built storage shed and a side access pathway. The generous plot provides ample outdoor space and represents a key selling feature of the property.



Ground Floor **First Floor**

Total floor area 71.7 m² (772 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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Greenfinch Avenue,

Ipswich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Excellent renovation opportunity
- Three-bedroom, semi-detached home

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



guide price

£190,000

view this property online williamhbrown.co.uk/Property/IPS122073

The Property Ombudsman

Property Ref:
IPS122073 - 0003

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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