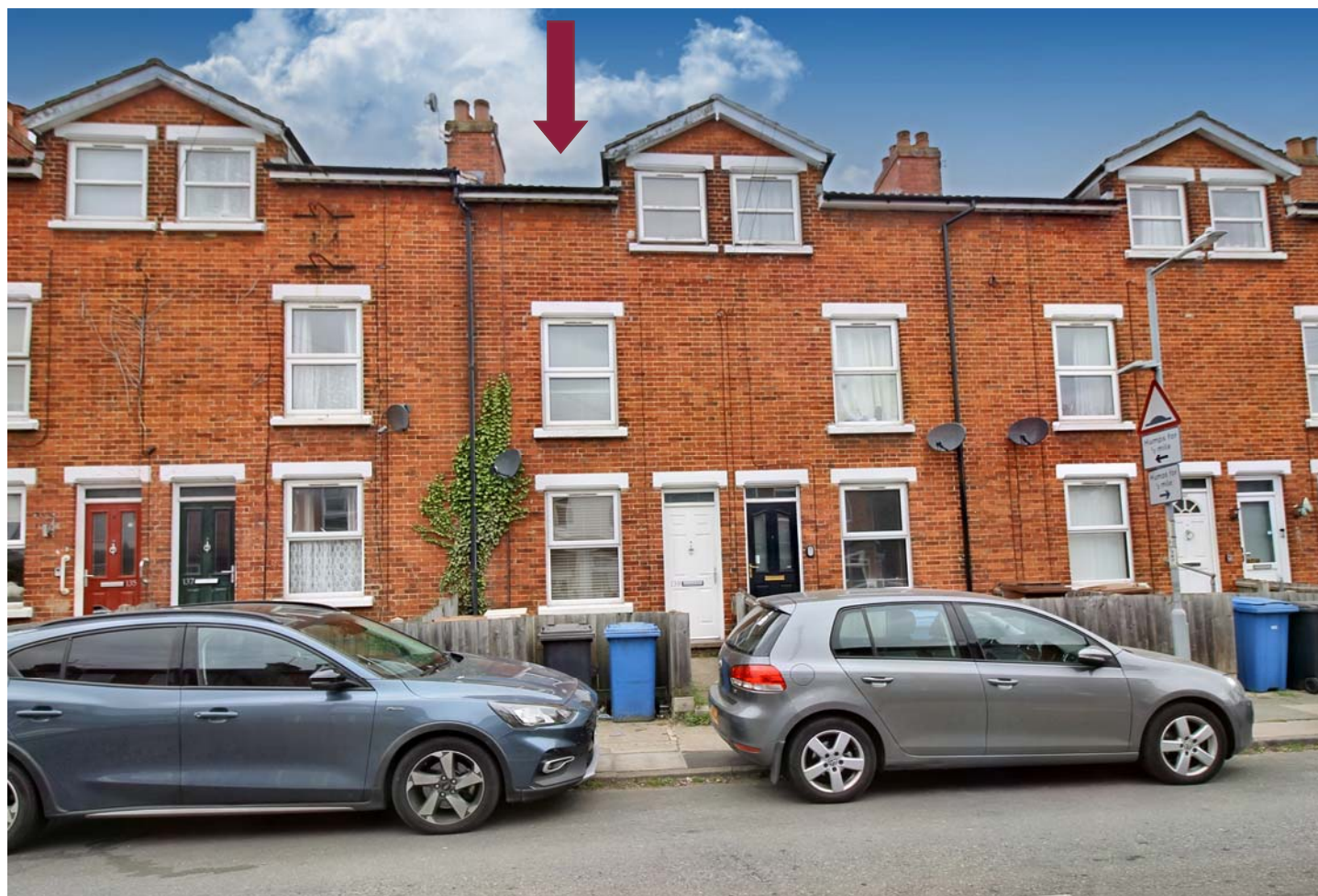


***FOR SALE BY INFORMAL TENDER***  
*A three-bedroom mid-terraced townhouse,  
located in a residential area of similar  
properties to the north-west of the county  
town of Ipswich*

Offers in Excess of  
£155,000 Freehold  
Ref: P6854/B

139 Wallace Road  
Ipswich  
Suffolk  
IP1 5DD



Sitting room, dining room, galley kitchen and ground floor bathroom.

Two first floor double bedrooms.

Second floor double bedroom.

Enclosed gardens to front and rear.

On-street parking.

**For Sale by Informal Tender - Friday 27th May; 12 noon**

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200  
F: 01728 724667

And The London Office  
40 St James' Place  
London SW1A 1NS

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

## Location

139 Wallace Road is situated to the north-west of Ipswich, which is conveniently located for access to the A14. The property is under 2 miles from the centre of the town, which provides a variety of local and national shops and services. Morrisons supermarket can be found within walking distance. Approximately a mile and a half away is White House Retail Park, which boasts an Asda supermarket, fast food restaurants and various other shops. The railway station is just over 2 miles away and has regular direct services to London's Liverpool Street Station and Norwich.

## Description

139 Wallace Road is a three-bedroom, mid-terraced, redbrick former local authority townhouse that is believed to have been constructed in the 1920s. The property has traditionally laid out accommodation comprising sitting room, dining room, galley kitchen, ground floor bathroom, two first floor double bedrooms and a third bedroom on the second floor. The dwelling benefits from double-glazing throughout and gas-fired central heating. The property would now benefit from a schedule of renovation and refurbishment. To the front of the house is an enclosed garden and bin store. Behind the house is an enclosed garden that has an area of hardstanding and a timber shed, with gated access to the rear.

## Method Of Sale

139 Wallace Road must be marketed for a minimum period of 14 days to allow Flagship Housing to demonstrate that they have achieved best value. We anticipate that the property will generate significant interest and we have, therefore, been instructed to sell by informal tender. Tenders (best and final offers) should be submitted to the agent by **12 noon on Friday 27th May**. Please contact the agent to receive a copy of the tender email.

The vendor requires offers to be accompanied by a Declaration of Interest Form, which is also available from the agent and needs to be completed by hand. Please see 'Notes' towards the end of these details for further information regarding the buying process.

## The Accommodation

### *The House*

### Ground Floor

A front door opens to the

*Sitting Room* 12' x 11' (3.66m x 3.35m)

Window to front and wall-mounted radiator. Brick fireplace and surround with display area and shelf above. A doors opens to the





### *Inner Hall*

Stairs rise to the first and second floor landings. A door leads to the

### *Dining Room* 12' x 12' (3.66m x 3.66m)

Window to rear and wall-mounted radiator. Built-in understairs storage cupboard. Wooden fire surround and mantel with tiled hearth. The fireplace is believed to be blocked. A door opens to the



### *Kitchen* 10' x 7' (3.05m x 2.13m)

A galley kitchen with window to rear. Matching range of fitted wall and base units with a rolltop work surface incorporating a stainless steel single-drainer sink unit with taps over and tiled splashback. Wall-mounted gas-fired Vaillant boiler. Space for gas cooker and appliances. Opening to



### *Rear Lobby*

Storage area and slatted shelving. Access to loft. A door opens to the garden and a further door opens to the

### *Family Bathroom*

Window to side with obscured glazing. Partially tiled and comprising panelled bath with taps above, pedestal hand wash basin with taps above, close-coupled WC, heated towel radiator, extractor fan and wall-mounted heater.



From the inner hall, stairs rise to the

## **First Floor**

### *Landing*

Doors lead off to bedrooms two and three. Stairs rise to the second floor.

### *Bedroom Two* 12' x 11' (3.66m x 3.35m)

Window to front, wall-mounted radiator and built-in cupboard.



*Bedroom Three* 12' x 10' (3.66m x 3.05m)

A double bedroom with window to rear and built-in cupboard.



**Second Floor**

*Landing*

Door to cupboard with eaves storage. A further door opens to

*Bedroom One* 14' x 12' (4.27m x 3.66m)

Window to front and wall-mounted radiator. Built-in cupboard with shelving.





## Outside

To the rear of the property is a garden that is enclosed by close boarded fencing. A pathway from the back door leads across the garden to a gate which gives access to the footpath behind the property. This is shared with the surrounding properties. The garden has a small area of lawn, a timber shed and an area of concrete hardstanding that can be used as a seating area.



*Viewing* Strictly by appointment with the agent. Please follow current Covid-19 guidelines.

*Services* Mains water, drainage, gas and electricity.

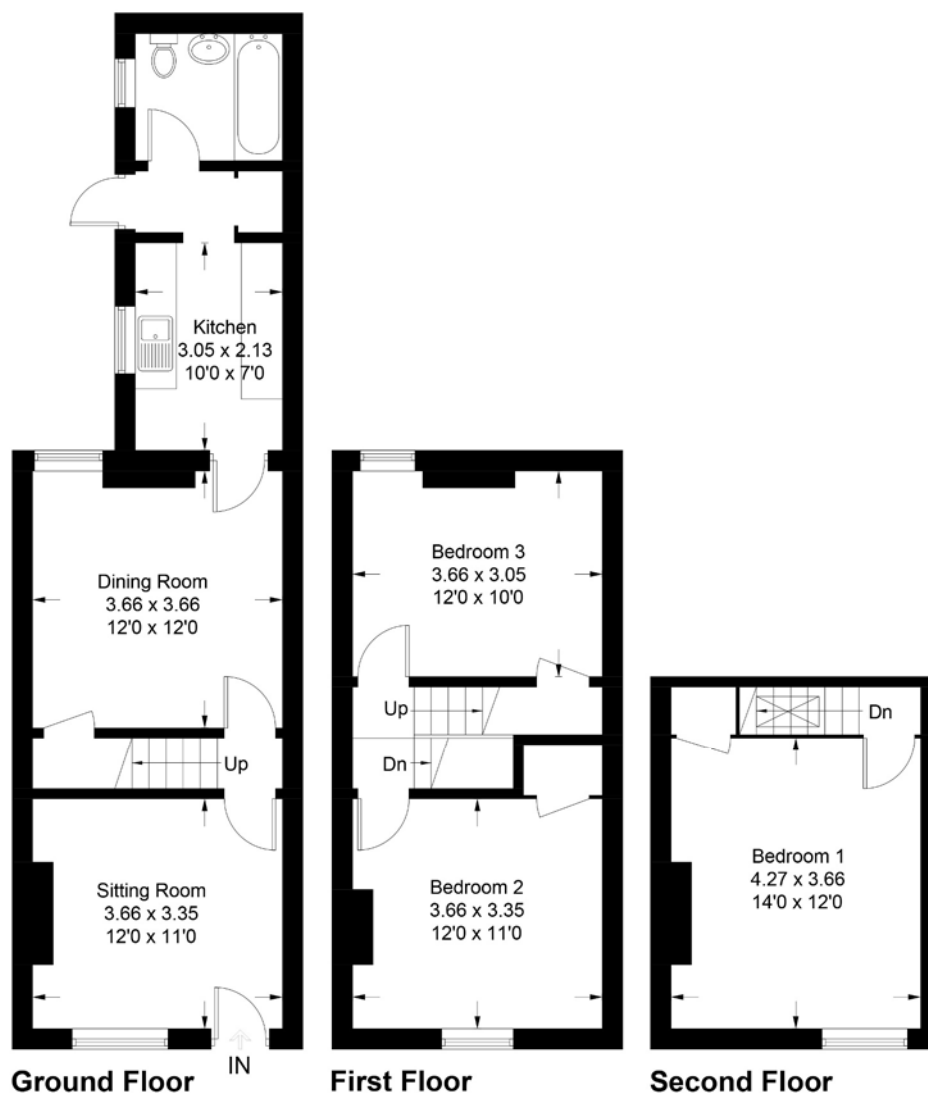
*Council Tax* Band B; £1,610.63 payable per annum 2022/2023.

*Local Authority* Ipswich Borough Council, 1W Grafton House, 15-17 Russell Road, Ipswich, Suffolk IP1 2DE; Tel: 01473 432000.

*EPC Rating* D (full report available from agent).

# 139 Wallace Road, Ipswich

Approximate Gross Internal Area = 91.7 sq m / 987 sq ft



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Produced for Clarke and Simpson

## NOTES

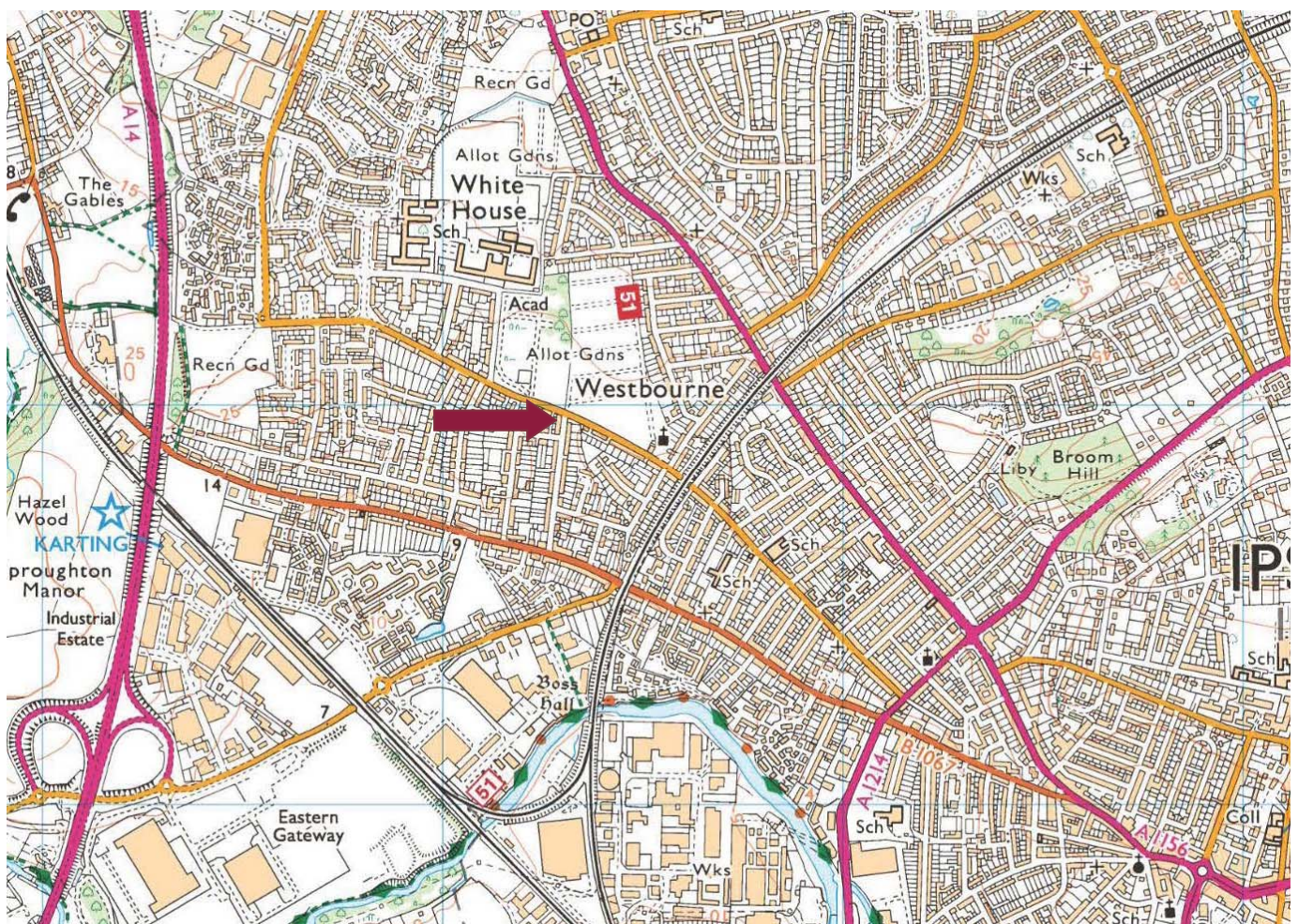
1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise.
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.
3. The vendor, Flagship Housing, requires offers to be accompanied by a Declaration Of Interest form, which can be obtained from the agent. This needs to be printed and completed by hand, but can then be scanned/photographed and emailed to Clarke and Simpson.
4. The property will be marketed for a minimum period of 14 days before any offers will be considered or accepted by the vendor (this allows them to demonstrate that they have achieved best value).
5. In cases where applicants are purchasing the property with cash funds, the vendor requires exchange and completion to take place within 28 days of instructing legal representatives and reserves the right to abort the sale if this condition is not met.
6. There is an grossment fee of £120 payable by the purchaser upon completion.
7. Flagship have informed the agent that there may be a covenant upon the garden of the property. Please speak to the agent for further information.



**Directions**

Heading north on the A14, take Junction 54 and turn left at the roundabout onto Sproughton Road. Continue straight over the further two roundabouts. At the junction with Bramford Road (B1067), turn left and take the second turning on the right onto Wallace Road. Continue towards the bottom of Wallace Road and the property can be found on the left hand side.

For those using the What3Words app: ///toned.ended.lasted



Need to sell or buy furniture?  
If so, our Auction Centre would be pleased to assist — please call 01728 746323.



Dear Sir/Madam

As we are anticipating a strong level of interest in this property, we are instructing all interested parties to make a Best and Final offer by 12 noon on Friday 27<sup>th</sup> May. Please submit your email Best and Final offer using the following guidelines.

1. Your offer should be for a fixed amount in pounds sterling and should not make reference to any other offer from another party.
2. You must outline the terms of your offer and confirm whether it is subject to the sale of a property. If it is, please give details of the selling agent and as much detail as possible about the chain.
3. If your offer is not dependent on the sale of another property, please outline how your proposed purchase is to be funded (if cash please email proof of funds) and where the funds will be coming from (this is required under the Anti Money Laundering Regulations). Should you wish to take a mortgage on the property please provide us with a copy of the Agreement In Principle.
4. Should your offer be dependent on a sale of a property, then please provide the Memorandum of Sale confirming that you have an agreed sale in place.
5. Please provide proof of funding for deposit if applicable.
6. Please indicate whether you would commission any surveys.
7. Please give details of the solicitor (name/firm/address/telephone number and email address) who will act on your behalf if your offer is successful.
8. Please provide us with your full name/s and address and email a copy of your ID and proof of address in the form of the photo page of your passport and also a utility bill with your name and address on it (Anti Money Laundering requirement).
9. Please print, sign and return the enclosed "Declaration of Interest" form – please **do not** sign electronically. If you are buying in joint names we will require both parties to sign.
10. There is an engrossment fee of £120 payable by the purchaser upon completion.

Whilst the sellers have every intention of accepting an offer, they are not bound to do so. We will come back to you as soon as we have our client's instructions. do hope this is all clear but if you require any further information before the tender date, please do not hesitate to make contact.

Yours faithfully

**Lara Balls MNAEA**

lballs@clarkeandsimpson.co.uk



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Framlingham  
Suffolk IP13 9DU  
T: 01728 724200  
email@clarkeandsimpson.co.uk  
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And at *The London Office*  
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London SW1A 1NS

*Partners*  
Hayden Foster LTD  
Henry Birch LTD  
Oliver Holloway LTD  
Stuart Clarke LTD  
Oliver F Johnson LTD  
Eleanor Havers LTD

*Estate Management*  
Sally Watts MRICS

*Rural Surveyors*  
James Baker MRICS

*Residential Sales*  
Lara Balls MNAEA

*Residential Lettings*  
Helen Brewster MARLA



**DECLARATION OF INTERESTS BY PROSPECTIVE BUYERS**

This declaration is designed to prevent conflicts of interests between Flagship Housing Group and prospective buyers of property from Flagship Housing Group.

As a result of this declaration Flagship Housing Group may not be able to sell a property to you if you are an employee or Board Member of Flagship Housing Group or if you are a contractor, consultant or supplier to Flagship Housing Group or if you are related to or a close personal friend of an employee or a Board Member or a contractor, consultant or supplier to Flagship Housing Group.

The definition of a “relative” includes – Parents, spouse, domestic/civil partner, child, grandchild, siblings/siblings in-law, step relative or any member of your household.

The form below is for you to declare if you are a Board Member, an employee or a contractor, consultant or supplier to Flagship Housing Group or a relative or close personal friend of a Board Member, an employee or a contractor, consultant or supplier.

1	<b>Name of person completing the form</b>	.....	
2	<b>Date of Declaration</b>	.....	
3	Are you either: -		
	a) An employee of Flagship Housing Group	Yes/No	
	b) A board member of Flagship Housing Group	Yes/No	
	c) A principle proprietor, director or employee of any company, firm or practice with which Flagship Housing Group does business	Yes/No	
	d) Related to someone who falls into the category of a), b) or c) above?	Yes/No	
	e) A close personal friend of someone who falls into the category of a), b) or c) above?	Yes/No	
4	If you have answered yes to Question 3 please provide the name(s) of the individuals concerned below.		
5	<b>Signed</b>	.....	