



Pauline Street, Ipswich, IP2 8DL

welcome to

Pauline Street, Ipswich

This two bedroom, mid-terraced home would make the perfect investment or First Time Buy and benefits from an open plan lounge/diner, a modern kitchen and a paved rear garden.

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.

Lounge

Double glazed windows to the front and rear, TV point, two radiators and carpet flooring.

Kitchen

Double glazed window to the side, a boiler, tiled flooring, eye and base level units in high gloss white with wood effect worktop surfaces, a circular stainless steel sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, space for appliances and a door leading to the garden.

First Floor Landing

Carpet flooring and loft hatch.

Master Bedroom

Double glazed window to the front, carpet flooring and one radiator.

Bedroom Two

Double glazed window to the rear, carpet flooring and one radiator.

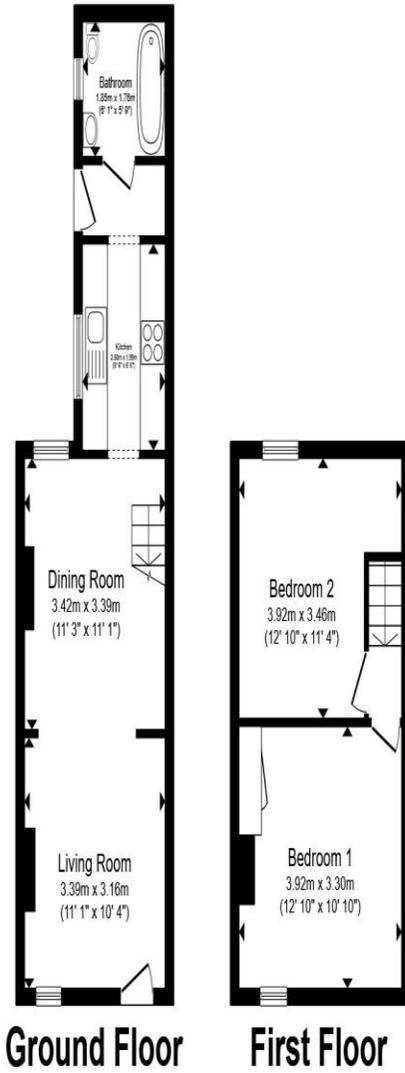
Bathroom

Low level WC, pedestal wash hand basin, part tiled walls, a bath with overhead shower, part tiled walls, tiled effect flooring and double glazed window to the side.

Outside:

Rear Garden

Paved rear garden with steps up to the rear gate, a wooden lean to and an outside tap.



Total floor area 59.8 m² (643 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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Ipswich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Two bedrooms

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£115,000



view this property online williamhbrown.co.uk/Property/IPS121281



Property Ref:
IPS121281 - 0002

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