



Yeoman Close, Ipswich, IP1 2QG

welcome to

Yeoman Close, Ipswich

This top floor apartment benefits from two bedrooms, an open plan kitchen/diner/lounge, a balcony, one allocated underground, gated parking space and NO ONWARD CHAIN!

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

With carpet flooring.

Kitchen/Diner/Lounge

Double glazed windows to the rear, a door to the balcony, carpet flooring to the lounge area, tiled effect flooring to the kitchen area, eye and base level units in wood effect with granite effect worktop surfaces, space for a washing machine, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap and an integrated oven with electric hob and extractor hood.

Balcony

Decked flooring and a balustrade.

Master Bedroom

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

Bedroom Two

Double glazed window to the rear and carpet flooring.

Bathroom

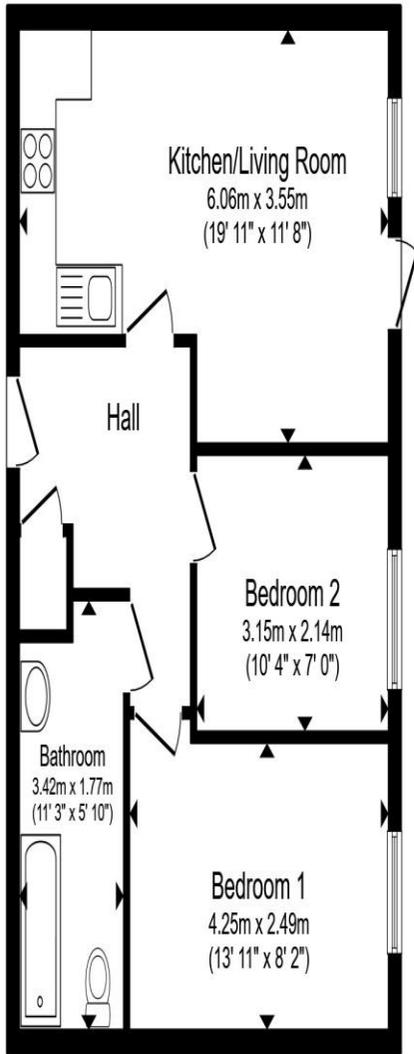
Wood effect flooring, low level WC, wash hand basin and chrome mixer tap, one storage radiator, a bath with glass screen and extractor fan.

Parking

One allocated underground, gated parking space.

Agents Note:

We have been made aware by the current vendor that there will be cladding work taken out on this property. We advise any potential buyers to review the legal pack prior to bidding.



Total floor area 52.0 m² (560 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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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Two bedrooms

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2800.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£15,000



view this property online williamhbrown.co.uk/Property/IPS121254



Property Ref:
IPS121254 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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