



Surbiton Road, Ipswich, IP1 4AX

welcome to

Surbiton Road, Ipswich

This three bedroom, mid-terraced home required modernisation and benefits from a lounge/diner, a ground floor bathroom, an enclosed rear garden 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.

Agents Note:

*It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

*Please note there is gas connected to the property but no central heating.

Lounge/Diner

Carpet flooring, double glazed windows to the front, TV point, a gas fire, a gas meter, double glazed windows to the front and rear, a glazed front door, a staircase to the first floor and a sliding door to the kitchen.

Kitchen

Carpet flooring, eye and base level units in wood effect with granite effect worktop surfaces, tiled splashback, space for all appliances, a stainless steel sink plus drainer and chrome mixer tap, double glazed window to the side and doors to the bathroom and garden.

Bathroom

Carpet flooring, partially tiled walls, double glazed window to the rear, a wall mounted boiler, wash hand basin, low level WC, a bath and an extractor fan.

First Floor Landing

Carpet flooring and loft hatch.

Master Bedroom

Carpet flooring, two built in wardrobes and double glazed window to the front.

Bedroom Two

Carpet flooring, double glazed window to the rear, an overstairs storage cupboard and access to bedroom three.

Bedroom Three

Double glazed windows to the rear and carpet flooring. This room is accessed through bedroom two.

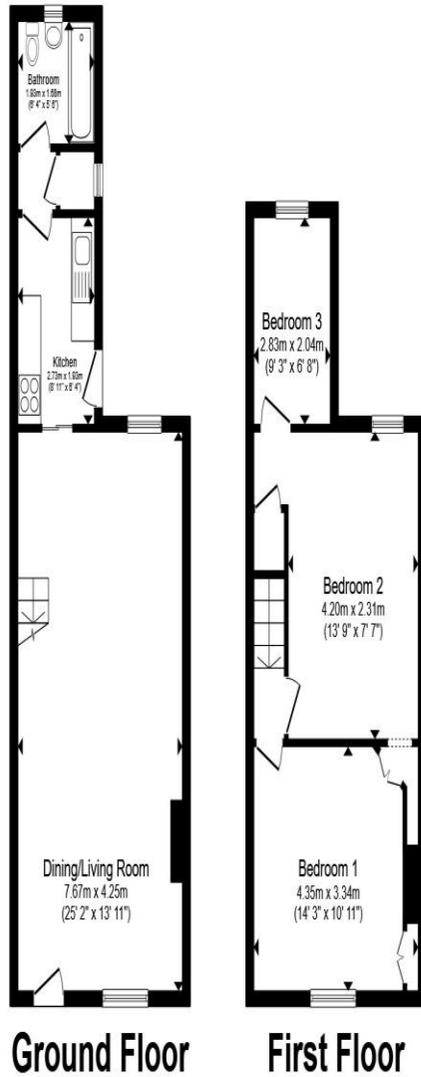
Outside:

Front Garden

A pathway to the front door, a paved area and a partial walled border.

Rear Garden

A fully enclosed rear garden with a patio seating area, a pathway to the side, a grassed area, a gate to the rear and a shed.



Total floor area 82.8 m² (891 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



welcome to
Surbiton Road,
Ipswich

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

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

guide price

£100,000



view this property online williamhbrown.co.uk/Property/IPS121305



Property Ref:
IPS121305 - 0004

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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