



Connells

Richmond Road
Ipswich



Property Description

Situated on the popular Richmond Road in Ipswich, this two-bedroom mid-terrace home offers an excellent opportunity for buyers looking to put their own stamp on a property. The property is requiring modernisation throughout and presents great potential to create a stylish and personalised living space. The accommodation comprises a spacious lounge/diner, kitchen, and additional dining room with access to the rear garden. Upstairs, there are two well-proportioned bedrooms and a four-piece family bathroom. Externally, the property benefits from a front garden set back from the road and a rear garden mainly laid to lawn with patio area, offering scope for improvement and outdoor entertaining.

The home is close to amenities, including supermarkets and local schools and would be perfect for a first time buyer or those looking to up size. Ipswich is the county town of Suffolk and offers a range of shopping and the vibrant waterfront area offers a number of restaurants and bars as well as the University of Suffolk. An Early viewing is recommended to appreciate the potential on offer.

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 carpeted flooring, radiator, pendant light, and textured walls and ceiling. Stairs rising to the first floor and doors giving access to:

Lounge/Diner

A dual aspect room featuring a double glazed window to the front and a further window to the rear. Benefits include radiator, pendant lighting, dado rail, and useful under-stairs storage cupboard.

Kitchen

Fitted with matching wall and base units with tiled splash backs and roll-top work surfaces. Incorporating an inset stainless steel one-and-a-half bowl sink with drainer and mixer tap.

Space for under-counter fridge, freezer, washing machine, oven and gas hob. Double glazed window to the side, strip lighting, and door leading to:

Dining Room

With sliding double glazed doors opening onto the rear garden, radiator, textured ceiling, and door leading back to the kitchen.

Landing

Carpeted with pendant lighting, textured ceiling, and airing cupboard. Doors leading to:

Bedroom One

Featuring carpeted flooring, radiator, pendant lighting, textured ceiling, and double glazed window to the front.

Bedroom Two

Carpeted flooring, radiator, double glazed window to the rear, built-in wardrobes with overhead storage.

Bathroom

A four-piece suite comprising bath with hot and cold taps, separate shower, low level w/c, wash hand basin, heated towel rail, wood-effect flooring, tiled walls, double glazed window to the rear, and loft access.

Outside

Front Garden

Set back from the road and enclosed by a low brick wall with a pathway leading to the front door and metal gate access. The remainder is mainly shingled.

Rear Garden

Access to neighbouring property, with wood chip borders, patio area, water butt, sheds, outside tap, and the remainder laid to lawn.





Total floor area 82.2 m² (885 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

Connells



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6 Princes Street
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EPC Rating: D Council Tax
 Band: A

view this property online connells.co.uk/Property/ICH312961

Tenure: Freehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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