



Connells

Bloomfield Street
Ipswich



Property Description

An exciting opportunity to add modernisation to this three bedroom detached bungalow situated on a corner plot in the popular IP4 area of Ipswich being sold with no onward chain. The property comprises of entrance porch, entrance hall, living room, kitchen, bathroom and three bedrooms. Externally the property has front and rear gardens, off road parking and has a detached garage.

The home is situated on the east side of Ipswich and has many shops and schooling options both secondary and primary close by and Ipswich hospital is just a short distance away.

Nearby Ipswich is the County Town of Suffolk and has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations. It also has a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

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 Porch

Assessed via double glazed patio door, further door into entrance hall with radiator and doors giving access to:

Living Room

16' 5" x 11' (5.00m x 3.35m)
Double glazed windows to side and rear and radiator.

Kitchen

11' 5" x 7' 4" (3.48m x 2.24m)
With a selection wall and base level units, stainless steel sink into work surfaces, space fridge freezer and washing machine, cooker point, radiator, double glazed door and window to rear.

Inner Hallway

Loft access and doors to:

Bedroom One

11' 2" x 9' (3.40m x 2.74m)
Double glazed window to side and radiator.

Bedroom Two

10' 10" x 7' 10" (3.30m x 2.39m)
Double glazed window to side and radiator.

Bedroom Three

8' x 7' 9" (2.44m x 2.36m)
Double glazed window to side and radiator.

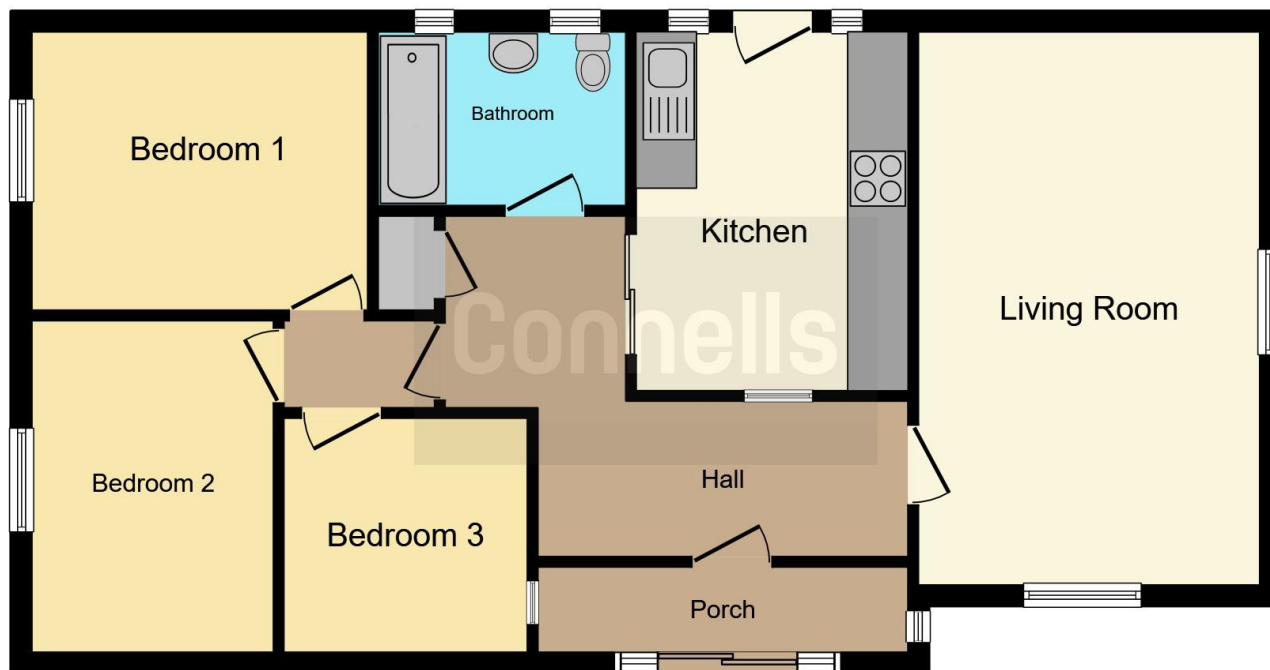
Bathroom

Double glazed window to rear, panel bath,
pedestal wash hand basin and low-level w/c.

Outside

Situated on a corner plot, externally the property is mainly laid to lawn with mature shrubs and bushes, there is access to the garage from the side, the garage has remote control roller door and the property also has off-road parking.





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.focalagent.com

To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/ICH313346



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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