



Connells

Ingleside Lower Road
Westerfield Ipswich

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for sale guide price
£350,000



Property Description

Connells are pleased to bring to market this well established detached bungalow which has been extended to the rear and is situated on a spacious double plot. The property comprises of three separate reception rooms, has a large kitchen with a convenient opening to the dining room, cloakroom & separate shower room, three generously sized double bedrooms. Externally the property has ample off road parking, a beautiful rear garden with far reaching field views and detached garage.

Westerfield is a popular scenic village situated to the north of Ipswich. The village has ample countryside walks, two popular public houses, The Swan and The Railway, Fynn Valley golf club and it also has its own railway station with connections to Ipswich, Felixstowe and Woodbridge. The village is also situated close by to Ipswich hospital and many sought after primary and secondary schools.

Ipswich is approximately two miles away and has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also 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 benefits from 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

Accessed via entrance door with further door giving access to:

Entrance Hall

Accessed via entrance door and doors giving access to:

Cloakroom

Low-level w/c and wash hand basin.

Lounge

Double glazed bay window to front, open fire and radiator.

Dining Room

Double glazed window to side and radiator.

Kitchen/ Breakfast Room

Double glazed window to rear and side and comprises of a selection of wall and base level units with 1 1/2 bowl sink and drainage inset into work surfaces, Rayburn cooker, integrated boiler, washing machine and dishwasher, space for fridge freezer and radiator.

Sunroom

Double glazed window to rear, double glazed patio doors to side and garden and radiator.

Master Bedroom

Double glazed bay window to front, storage cupboard, picture rail and radiator.

Bedroom Two

Two double glazed windows to side and storage cupboards.

Bedroom Three

Double glazed window to rear and radiator.

Bathroom

Pedestal wash hand basin, shower cubicle, low-level w/c and radiator.

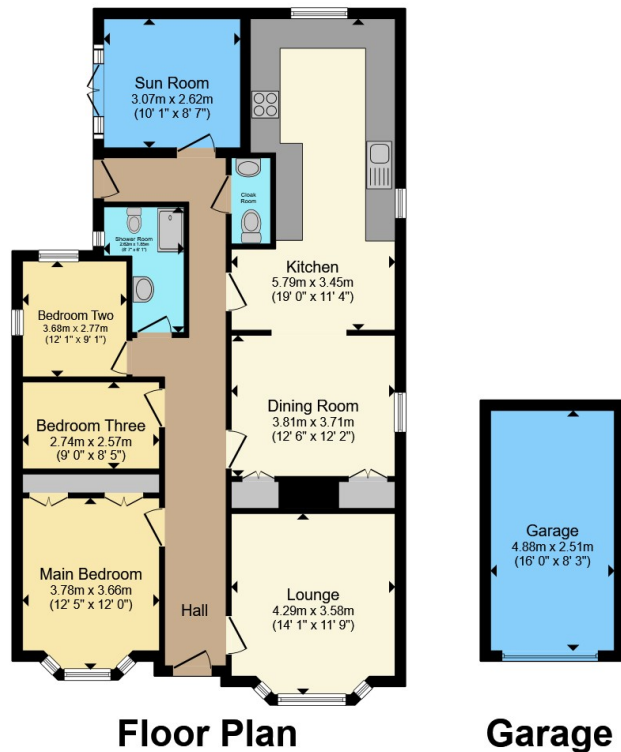
Outside

The front of the property is laid to lawn with a

brick boundary and steps up to the entrance of the property. On the side of the property there is a block paved drive providing off-road parking leading to the garage which is detached.

The large rear garden is on a double plot and consists of a wildlife garden, vegetable patch, two greenhouses, LPG gas tank and far reaching field views. There is also an enclosed border and shed.





Total floor area 104.3 m² (1,123 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



To view this property please contact Connells on

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6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: F Council Tax
 Band: D

view this property online connells.co.uk/Property/ICH313378

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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