

Connells

Charlottes
Washbrook Ipswich

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Washbrook Ipswich IP8 3HZ

for sale guide price
£240,000







Property Description

Occupying a sought-after position within the popular village of Washbrook, this linked-detached bungalow presents a fantastic opportunity for buyers looking to create a home tailored to their own tastes and requirements. Offering well-proportioned accommodation throughout, the property provides excellent potential for modernisation while already benefiting from a practical and versatile layout. The accommodation includes a generous lounge, kitchen/diner, conservatory, two bedrooms, bathroom, and separate w/c. Externally, the bungalow enjoys attractive front and rear gardens, with the rear garden offering a wonderful array of mature flowers, shrubs, and planting, creating a peaceful outdoor retreat. A driveway provides off-road parking and leads to the garage, which benefits from power, lighting, and direct access to the garden.

Charlottes is located in the heart of Washbrook, one of the area's most sought-after villages. The village offers a wonderful balance of countryside living and convenience, with picturesque surrounding farmland, popular local walks, a well-regarded primary school, village community facilities, and easy access to neighbouring Copdock. For commuters, the property is ideally positioned with swift access to the A12 and A14, connecting to Ipswich, Colchester, Bury St Edmunds, and beyond. Ipswich town centre and mainline railway station are also within easy reach, providing regular services to London's Liverpool Street.

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

Double glazed entrance door with matching side window, radiator, fitted carpet and doors providing access to:

Lounge

A bright and welcoming reception room featuring a gas fire with attractive brick surround, fitted carpet, radiator, pendant light point, serving hatch to the kitchen and access through to the

conservatory.

Kitchen/Diner

Fitted with a range of matching wood-effect wall and base units with roll-edge work surfaces incorporating a one-and-a-half bowl sink and drainer with mixer tap. Integrated gas hob with extractor hood over and electric oven beneath, tiled splashbacks, tiled flooring, radiator, and double glazed window overlooking the rear garden. Wall-mounted boiler, which we have been advised has been serviced annually. There is also a serving hatch through to the lounge.

Conservatory

Double glazed construction with tiled flooring, wall light points, sliding patio doors and an additional door opening onto the rear garden.

Inner Hallway

Loft access with pull-down ladder to a part-boarded loft space, radiator, airing cupboard, pendant light fitting and double glazed entrance door to the front aspect.

Bedroom One

Double glazed window to the front aspect, fitted carpet, radiator and pendant light fitting.

Bedroom Two

Double glazed window to the front aspect, fitted carpet, radiator and pendant light fitting.

Bathroom

Comprising a panel-enclosed bath with electric shower over, vanity wash hand basin with mixer tap, radiator, extractor fan, fully tiled walls and flooring and double glazed window to the rear aspect.

Separate W/C

Fitted with a low-level w/c, tiled walls, laminate flooring and double glazed window to the side aspect.

Outside

Front Garden

A well-maintained frontage featuring a block-paved driveway, lawned area, established box hedging, attractive hollyhocks, an ornamental almond tree and gated side access to the rear garden.

Rear Garden

A delightful and established garden enjoying a patio seating area leading onto a neatly maintained lawn. Further enhanced by a pond, stepping stone pathway, mature shrubs, hollyhocks and a colourful array of flowering plants creating a wonderful outdoor space.

Garage

Detached garage with up-and-over door, power and lighting connected, and the added benefit of a double glazed door and window to the rear providing direct access to the garden.

Agent Note

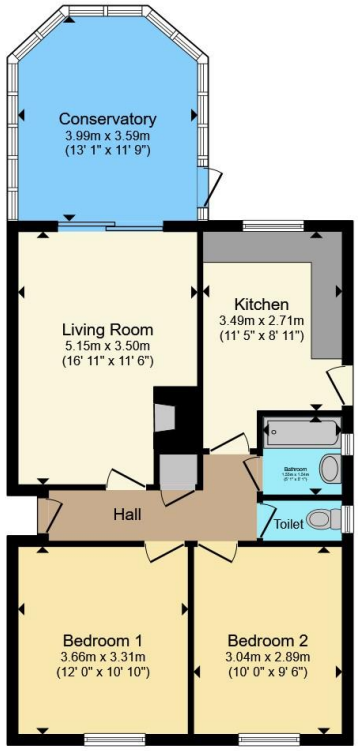
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Agent Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 61.7 m² (664 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
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EPC Rating: D

Council Tax Band: C

view this property online connells.co.uk/Property/ICH313261

Tenure: Freehold

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.