

Connells

Myrtle Road
Ipswich

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Ipswich IP3 0AL

for sale guide price
£120,000







Property Description

A mid terrace home offering excellent access to Ipswich Waterfront, the University of Suffolk and Ipswich town centre, making it an ideal purchase for first-time buyers, families and investors alike. The accommodation comprises of a welcoming lounge, separate dining room, fitted kitchen, ground floor bathroom and three well-proportioned bedrooms. Outside, the property benefits from a low-maintenance courtyard-style garden with side access. The property is perfectly positioned to enjoy everything the area has to offer.

The vibrant Ipswich Waterfront is just a short distance away, providing a range of popular bars, restaurants and cafes, whilst the University of Suffolk campus is within easy reach. Ipswich town centre offers an extensive selection of shopping and leisure facilities, along with a mainline railway station providing direct services to London Liverpool Street. Nearby Bishop's Hill and Holywells Park offer attractive green spaces, walking routes and recreational facilities, creating an excellent balance between city convenience and outdoor enjoyment. The area is also well served by local schools, transport links and everyday amenities.

An internal viewing is highly recommended to appreciate the accommodation and location 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.

Lounge

Double glazed window and entrance door to the front aspect, radiator, fitted carpet and access through to:

Dining Room

Stairs rising to the first floor, feature gas fireplace with tiled surround, double glazed window to the rear aspect, spotlights and radiator.

Kitchen

Fitted with a range of matching cream wall and base units, incorporating a

stainless steel sink and drainer with hot and cold tap. Double glazed window to the side aspect, tiled splash backs, radiator and tiled flooring. Space for oven, fridge/freezer and washing machine. Wall-mounted boiler, serviced annually throughout the current ownership.

Lobby

Tiled flooring and half-height tiled walls, providing access to:

Bathroom

Double glazed windows to the side aspect, wash hand basin with mixer tap, panel-enclosed bath with shower attachment via mixer tap, extractor fan, radiator, fully tiled walls and tiled flooring.

Bedroom One

Double glazed window to the front aspect, pendant light fitting, radiator and built-in double wardrobe.

Bedroom Two

Double glazed window and radiator.

Bedroom Three

Double glazed window to the side aspect, pendant light fitting and radiator.

Outside

Garden

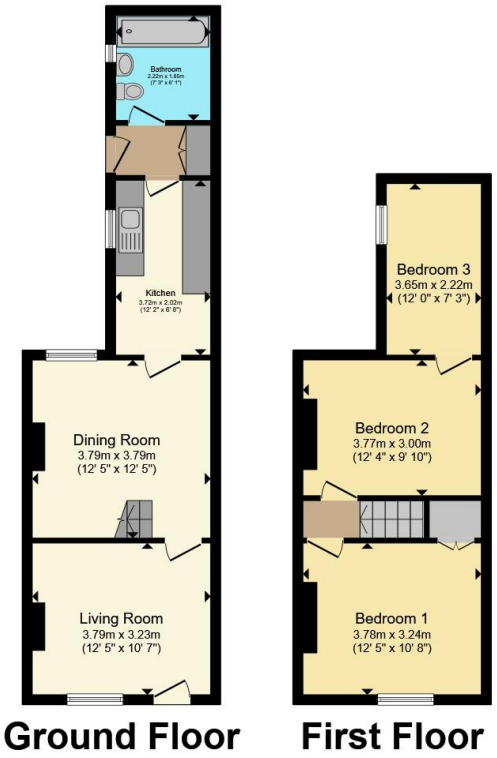
A low-maintenance courtyard-style garden, ideal for outdoor seating and entertaining, benefiting from side access.

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 76.4 m² (822 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: B

view this property online connells.co.uk/Property/ICH313555

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.