

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# MARKS & MANN



## Ashley Street, Ipswich

\*\*\*\*FOR SALE BY TRADITIONAL ONLINE AUCTION, with bids invited by ..... (unless sold prior)\*\*\*\*

OPEN HOUSE DATES: .....

NO ONWARD CHAIN!!!

Marks & Mann Estate Agents are pleased to offer for sale this TWO BEDROOM TERRACED HOUSE situated on the South side of Ipswich, within walking distance of Ipswich Marina and Ipswich's mainline railway station. The property comprises; lounge/dining room and kitchen. First floor offers two double bedrooms and family bathroom.

Further benefits include gas central heating, double glazed windows throughout and fully enclosed rear garden.

Early viewing is highly recommended to avoid disappointment!!!!

**£100,000 Guide Price**

# MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

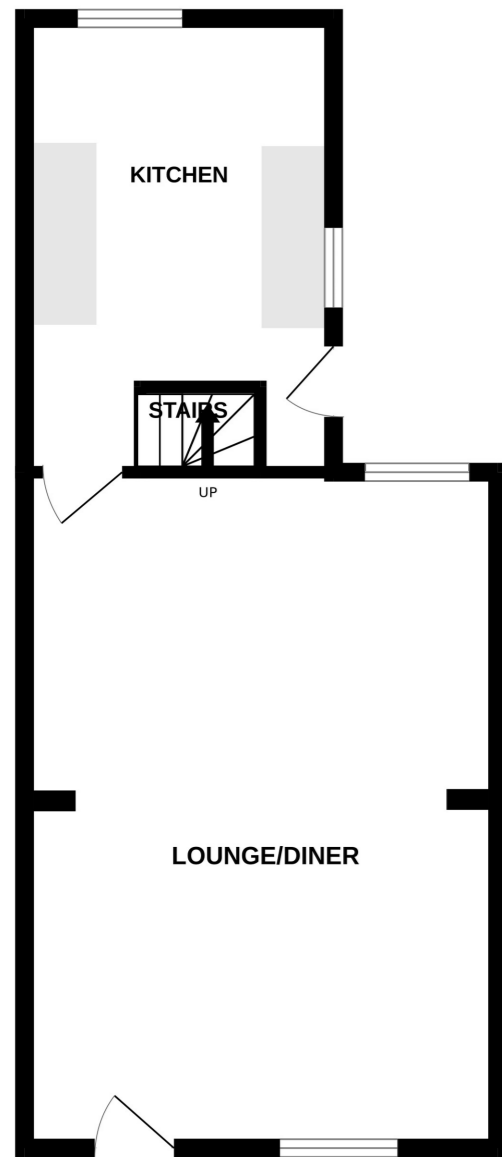
01473 396 296

contactipswich@marksandmann.co.uk

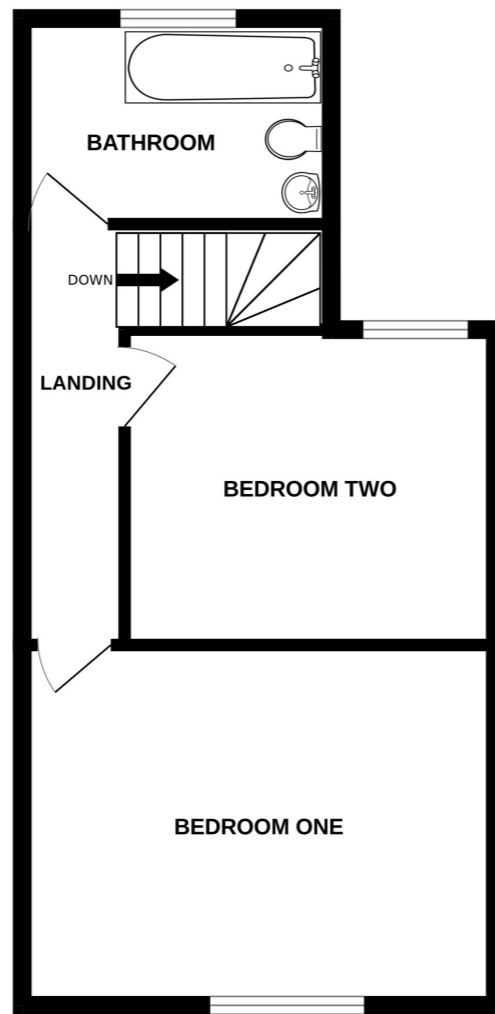
Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)



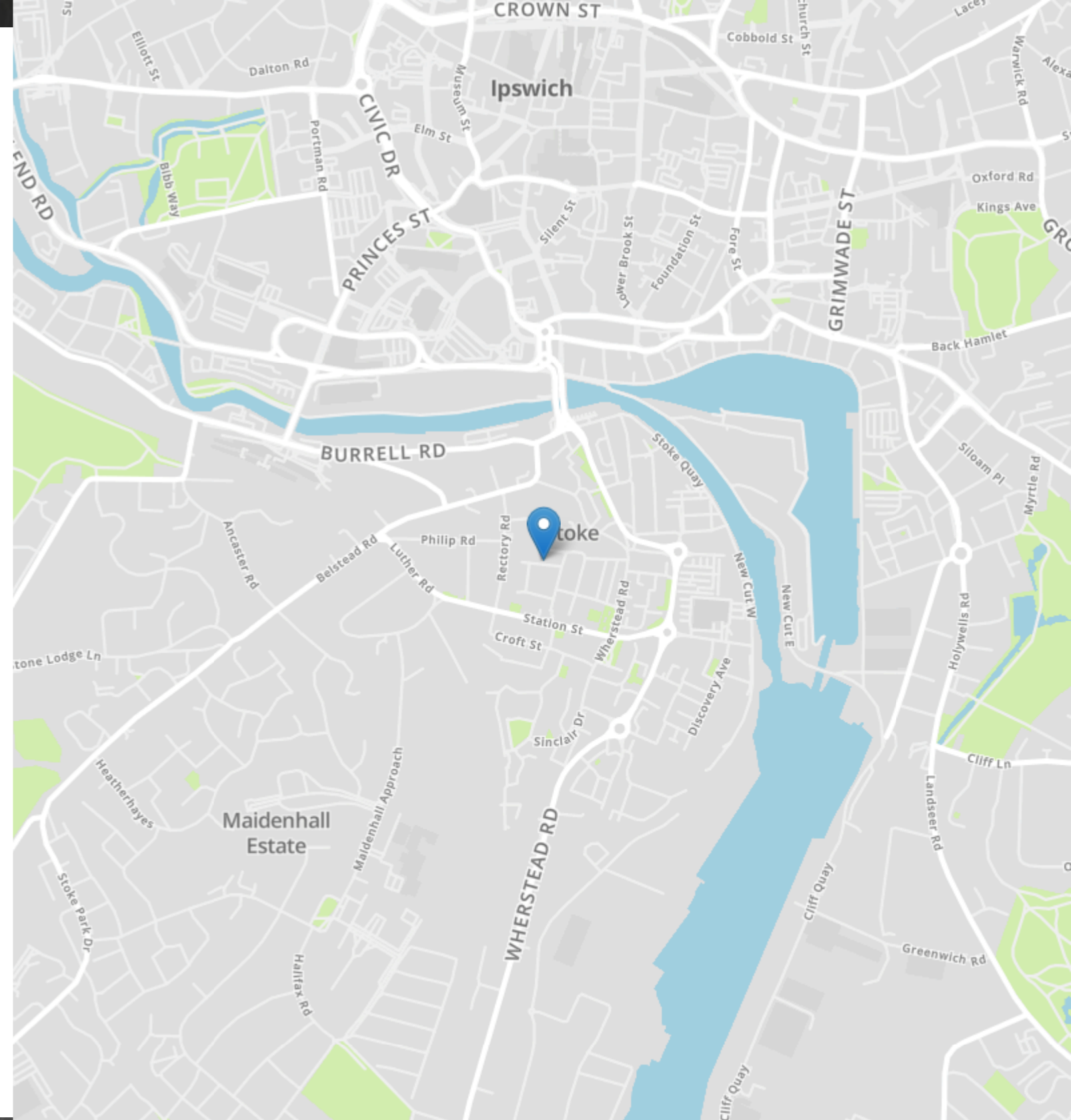
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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99 - 101 Penshurst Road, Ipswich, Suffolk, IP3 8QB.

Landline 01473 396296

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

- FOR SALE BY TRADITIONAL ONLINE AUCTION!!
- TWO BEDROOMS
- SOUTH IPSWICH
- LOUNGE/DINING ROOM & KITCHEN

- NO CHAIN!!!
- MID TERRACED HOUSE
- CLOSE TO IPSWICH TRAIN STATION , WATERFRONT & TOWN CENTRE
- FIRST FLOOR BATHROOM

## Lounge/Diner

7.07m x 3.39m (23' 2" x 11' 1")

Double glazed entrance door to front. Double glazed window to front and rear. Door to stairs leading to first floor. Feature fireplace with wooden mantle. Two radiators. Opening to:

## Kitchen

5.75m x 2.18m (18' 10" x 7' 2")

Double glazed window to rear and side. Double glazed door to side. Range of eye level units. Range of base level units with cupboards and drawers. Sink and drainer unit with mixer tap. Integrated oven and gas hobs with extractor hood over. Space for fridge freezer and washing machine. Radiator. Under stairs cupboard. Tiled flooring.

## Landing

Loft access. Radiator. Doors to:

## Bedroom One

3.49m x 3.42m (11' 5" x 11' 3")

Double glazed window to front. Radiator.

## Bedroom Two

3.46m x 2.53m (11' 4" x 8' 4")

Double glazed window to rear. Feature fireplace. Radiator.

## First Floor Bathroom

Double glazed window to rear. Panel bath with shower over. Hand wash basin. Low level WC. Tiled splashback. Radiator. Vinyl style flooring. Extractor fan. Cupboard housing boiler.

## Rear Garden

Panel fencing to sides and rear. Fully enclosed. Courtyard garden.

## Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

## 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.

## Council Tax Band

At the time of instruction the council tax band for this property is Band A.

## Auction Terms

IMPORTANT INFORMATION

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

AUCTION LEGAL PACK & FINANCE

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†TRADITIONAL AUCTION

Exchange occurs at the end of the auction. This means that if the reserve is met or exceeded and the auction timer reaches zero, the successful bidder is legally obliged to pay the purchase price and the seller will be legally obliged to sell the property. To ensure that the successful bidder proceeds, the buyer is automatically charged a holding deposit, which is held in a secure client account, pursuant to the terms of a holding deposit agreement.

\* PRICING INFORMATION

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Bamboo Auctions and 247 Property Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box above or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail.

Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

REFRESHING THE PAGE

To make sure that you are seeing the latest information for the property, we recommend you refresh the page. This ensures you're seeing live information and not stored (cached) data. If the page disconnects from the Internet, refreshing the page will show the latest information.

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