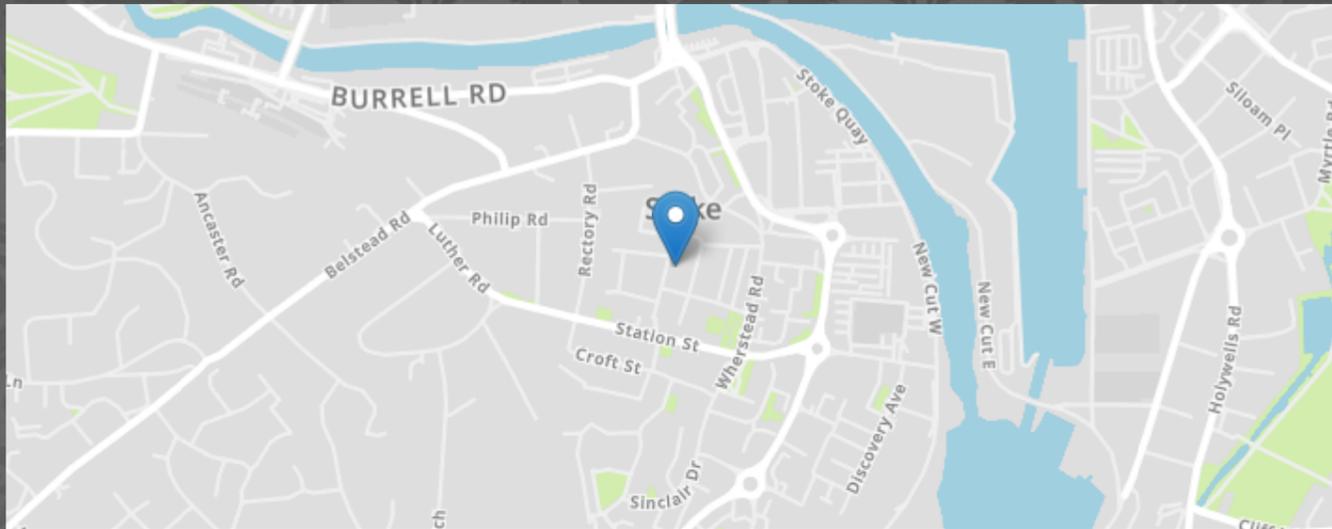


Hartley Street, Ipswich



- SOLD BY MODERN AUCTION (T&C'S APPLY)
- SUBJECT TO RESERVE PRICE
- SOUTH IPSWICH
- DOUBLE GLAZED & GAS CENTRAL HEATING VIA RADIATORS
- GROUND FLOOR BATHROOM

- BUYER FEES APPLY
- THREE BEDROOMS
- CLOSE TO IPSWICH TRAIN STATION, TOWN CENTRE & WATERFRONT
- COUNCIL TAX BAND A

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Hartley Street, Ipswich

Property is being offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

Marks & Mann Estate Agents are pleased to offer for sale this Three 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; living room, dining room, kitchen and ground floor bathroom. First floor offers single bedroom to rear, and two further double bedrooms. Further benefits include gas heating, rear courtyard and street parking.

CALL NOW TO ARRANGE YOUR APPOINTMENT SLOT!!!

£130,000

Hartley Street, Ipswich

Lounge

3.74m x 3.35m (12' 3" x 11' 0") Double glazed entrance door to front. Double glazed window to front. Radiator. Door to:

Dining Room

3.76m x 3.42m (12' 4" x 11' 3") Double glazed french doors to rear. Door to stairs leading to first floor. Radiator. Door to:

Kitchen

3.50m x 2.17m (11' 6" x 7' 1") Double glazed window to side. Door to side. Range of eye level units. Range of base level units with cupboards and drawers. sink and drainer unit with mixer tap over. Tiled splash back. Space for freestanding oven, fridge freezer and washing machine. (Vendor informs as that these could stay with the property if needed.) Tiled flooring.

Bathroom

2.07m x 1.71m (6' 9" x 5' 7") Double glazed window to rear. Panel bath with shower over. Low level WC. Hand wash basin. Tiled splash back. Radiator. Vinyl style flooring.

Landing

Loft access. Doors to:

Bedroom One

3.72m x 3.36m (12' 2" x 11' 0") Two double glazed windows to front. Built in Wardrobes. Radiator.

Bedroom Two

3.36m x 2.89m (11' 0" x 9' 6") Double glazed window to rear. Radiator.

Bedroom Three

2.64m x 2.16m (8' 8" x 7' 1") Double glazed window to rear. Radiator. Cupboard housing boiler.

Outside

A fully enclosed rear courtyard garden. On street parking.

Agents Note

The vendor has informed as that the property has a working burglar alarm.

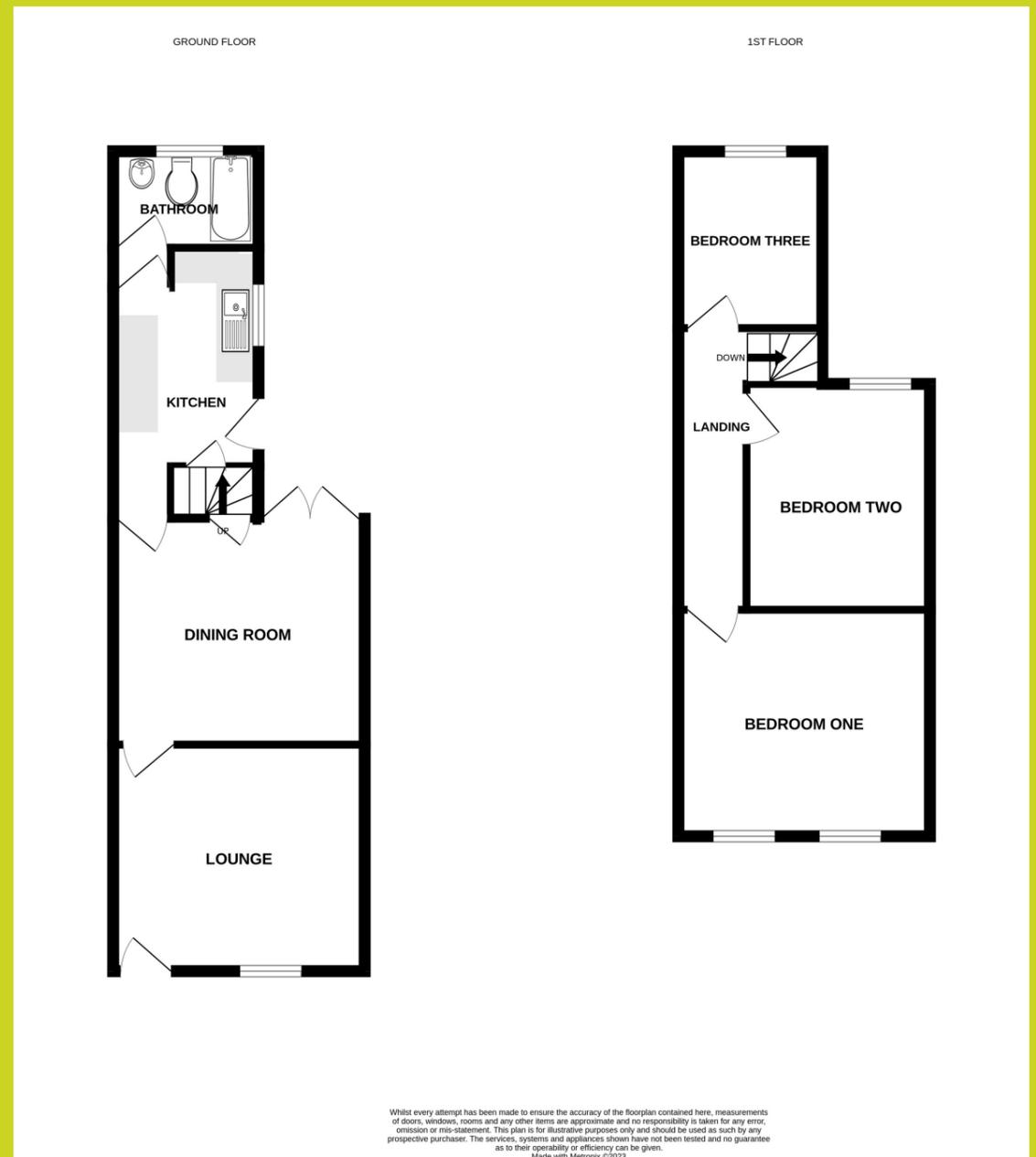
Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsoldLtd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding. The buyer signs a reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6.600 inc VAT. This fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Council Tax Band

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

Hartley Street, Ipswich



The above floor plans are not to scale and are shown for indication purposes only.

