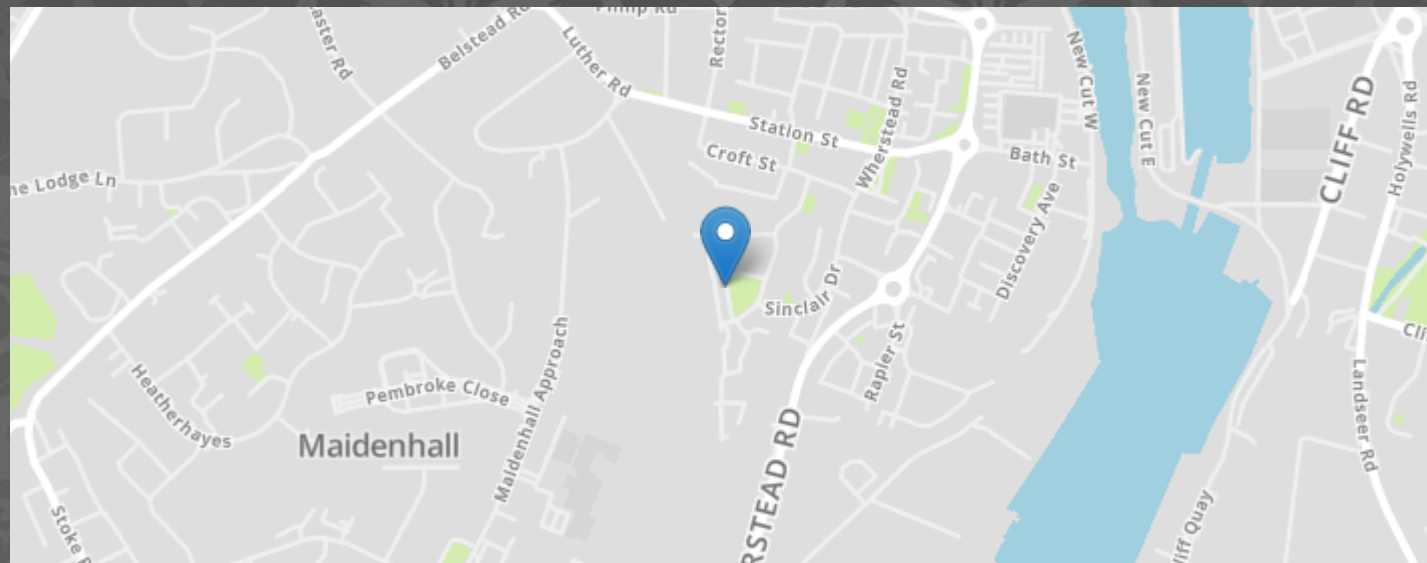


Bruff Road, Ipswich



- NO CHAIN ONWARD
- GAS CENTRAL HEATING
- OVER LOOKS THE GREEN
- VIEWING HIGHLY ADVISED!!!
- SUBJECT TO RESERVE PRICE
- FOR SALE BY MODERN AUCTION - T& C'S APPLY
- SECOND FLOOR
- ALLOCATED PARKING
- TWO DOUBLE BEDROOMS
- THE MODERN METHOD OF AUCTION
- BUYER FEES APPLY

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Bruff Road, Ipswich

This well-presented, 2nd floor apartment benefits from two double bedrooms, a modern bathroom, one allocated parking space and NO ONWARD CHAIN!

This Property is for sale by the Modern Method of Auction.

£105,000 Starting Price

Bruff Road, Ipswich

Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including 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 including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Secure Entry System

Communal entrance door to entrance hall with stairs to second floor.

Entrance Hall

Two built in cupboards, Telephone for entry, Radiator.

Bedroom Two

2.29m x 3.50m (7' 6" x 11' 6") Double glazed window to rear, Radiator.

Bedroom One

3.02m x 3.99m (9' 11" x 13' 1") Two double glazed window to front, Built in wardrobe, Radiator.

Bathroom

Double glazed window to rear, Part tied, Low level W.C. Pedestal hand wash basin, Bath with shower above and shower screen, Radiator.

Lounge / Dinner

3.61m x 4.18m (11' 10" x 13' 9") Double glazed window to front, Radiator.

Kitchen

2.20m x 2.79m (7' 3" x 9' 2") Double glazed window to rear, Stainless steel sink unit and drainer with mixer tap, A range of wall and base fitted units with cupboards and drawers. Plumbing for washing machine, Space for fridge/freezer, Built in oven, Four gas ring hob with extractor hood, Laminate work surfaces, Part tiled.

Outside

To the rear of the property is one allocated parking space together with visitors parking, Bin store, Lockable bike shed.

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.

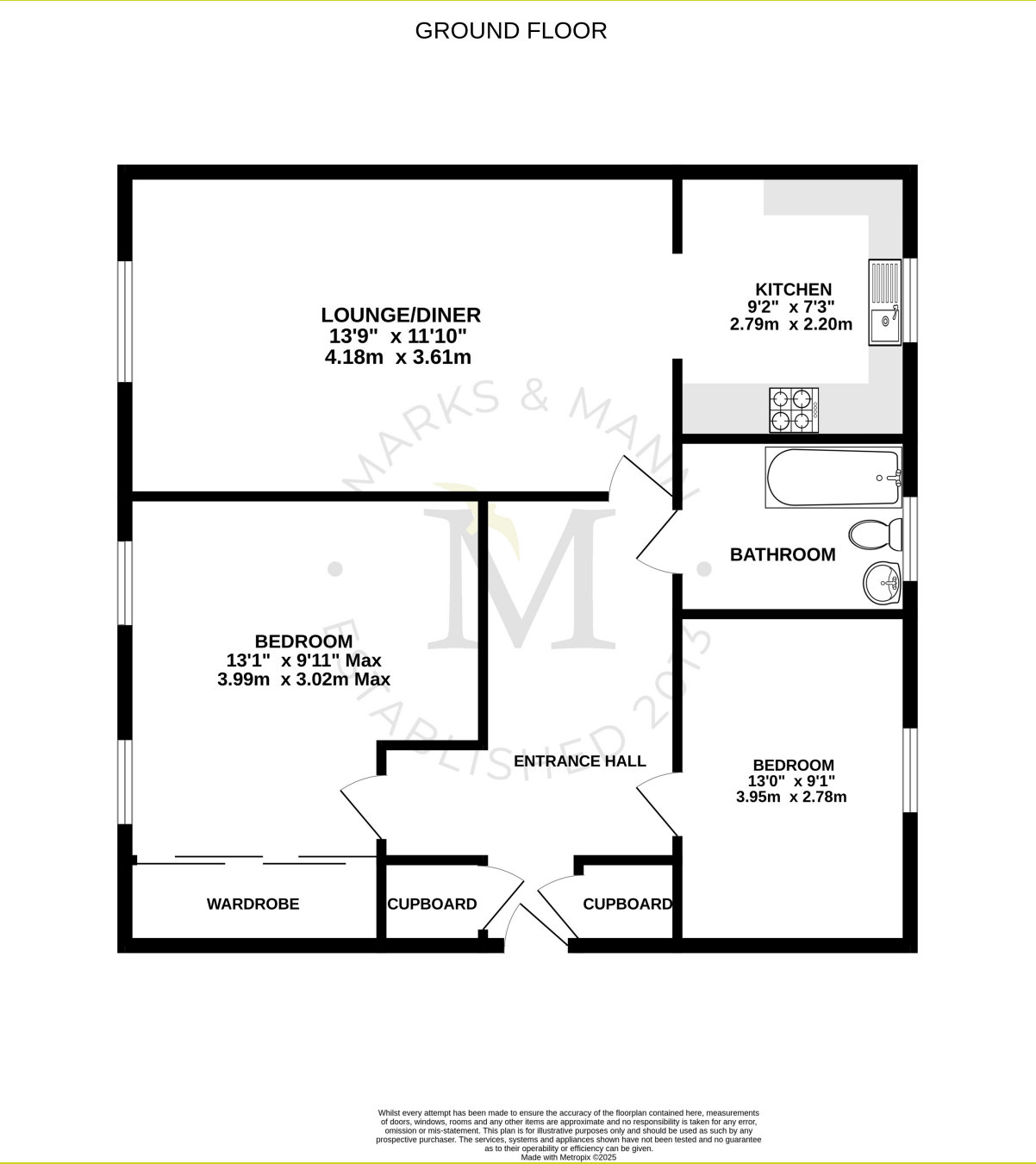
School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

Council Tax Band

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

Bruff Road, Ipswich



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

