



**Angel Road, Bramford, Ipswich, IP8 4JF**

**welcome to**

## **Angel Road, Bramford, Ipswich**

This well-presented, semi-detached home benefits from three bedrooms, a lounge/diner, a conservatory, a 1st floor bathroom, a garage and off street parking. NO ONWARD CHAIN!

### **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**

Carpet flooring, double glazed window to the front and one radiator.

### **Lounge/Diner**

Carpet flooring, two radiators, TV point, double glazed windows to the front and sliding doors to the conservatory. This lounge/diner spans the entire length of the property.

### **Kitchen**

Wood effect flooring, understairs storage, eye and base level units in wood effect with white worktop surfaces, a sink plus drainer and chrome mixer tap, grey tiled splashback, double glazed window to the rear, double glazed door to the rear, space for a washing machine and fridge/freezer, an integrated oven with electric hob and extractor hood.

### **Conservatory**

Double glazed windows to the rear and side, carpet flooring, a door to the side, one radiator and sliding doors to the lounge/diner.

### **First Floor Landing**

Carpet flooring, loft hatch, double glazed window to the side and an airing cupboard.

### **Master Bedroom**

Carpet flooring, one radiator, double glazed window to the front and fitted wardrobes.

### **Bedroom Two**

Carpet flooring, one radiator, double glazed window to the rear and spotlights.

### **Bedroom Three**

Carpet flooring, one radiator and double glazed window to the front.

### **Bathroom**

Marble effect flooring, double glazed window to the rear, heated towel rail, tiled walls, enclosed WC, a vanity sink and a walk in shower.

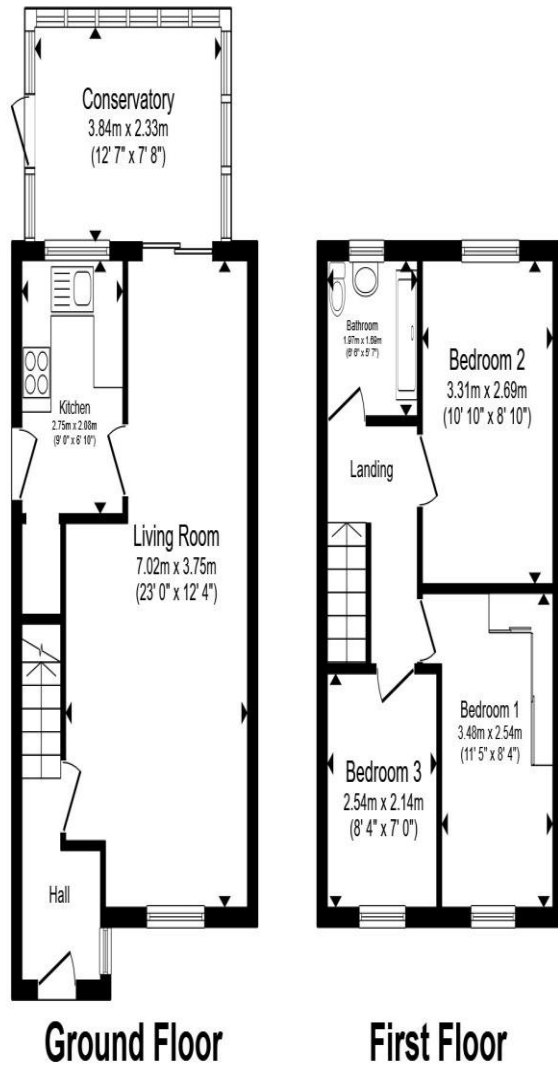
### **Outside:**

#### **Front Garden**

Paved steps up to the front door, shingle flower beds, shrubs and a side access.

#### **Rear Garden**

Immaculate, mature rear garden with a fully enclosed, flower beds, shrubs, trees, access to the garage, a patio seating area and steps up to a further patio seating area,



Total floor area 76.2 m<sup>2</sup> (821 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](http://www.propertybox.io)



**welcome to**  
**Angel Road,**  
**Bramford, Ipswich**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Three bedrooms

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

guide price

**£185,000**



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Property Ref:  
IPS121612 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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