



Pearce Road, Ipswich IP3 8HU

welcome to

Pearce Road, Ipswich

Offered with no onward chain and for sale via auction, this Victorian-style two-bedroom semi-detached home is situated in a popular East Ipswich location. Boasting an open-plan lounge/diner, conservatory, cloakroom, double garage and off-street parking, this home presents an excellent opportunity.



Offered with no onward chain and available for sale via auction, this attractive Victorian-style two-bedroom semi-detached home presents a fantastic opportunity for buyers looking to secure a property in a popular East Ipswich location.

The accommodation includes a spacious open-plan lounge and dining area, creating a bright and versatile living space, along with a conservatory overlooking the rear garden. The kitchen is complemented by the convenience of a ground floor cloakroom. To the first floor are two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from off-street parking and a substantial double garage, offering excellent storage, secure parking or workshop potential.

Conveniently located close to local amenities, schools and transport links, this home offers plenty of potential and is ideal for a range of purchasers. Being sold with no onward chain via auction, early viewing is highly recommended.

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

Lounge

Dining Room

Kitchen

Conservatory

Cloakroom



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Pearce Road, Ipswich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DOUBLE GARAGE
- OFF STREET PARKING

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

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPW104266 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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