



St. Augustines Gardens, Ipswich IP3 8NS

welcome to

St. Augustines Gardens, Ipswich

Featuring a beautiful, west-facing garden and backing onto a Golf Course, this three bedroom, detached bungalow offers convenience, practicality and style. Offered with 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

- *Fitted mat
- *Oak effect flooring
- *Storage cupboard

Lounge

- *Double glazed, bay window to front
- *Two double glazed windows to side

- *Three radiators
- *Carpet
- *Feature brick fireplace with electric fire
- *Wall hung lights
- *TV point

Dining Room

- *Spacious dining room
- *Leads to the Kitchen
- *Sliding door leading to the Conservatory
- *Radiator
- *Oak effect flooring
- *TV point

Kitchen

- *Beautifully presented Kitchen
- *Tiled flooring
- *Velux window
- *Double glazed window to the side
- *Spotlights
- *Open to Dining Room
- *Eye and base level units in wood with white, Quartz worktops
- *Quartz overlay breakfast bar
- *One and half bowl sink plus drainer
- *Part tiled walls
- *Space for an array of appliances
- *Undercounter lights
- *Ample storage
- *Kickboard heater
- *Cooker and fridge to remain

Utility Room

- *Door to rear garden
- *Tile effect flooring
- *Gas fired, wall mounted boiler
- *Base unit with sink
- *Tiled back splash





- *Space for appliances
- *Large storage cupboard
- *Freezer and washing machine to remain
- *Door to the Cloakroom

Cloakroom

- *Low level WC
- *Wash hand basin
- *Radiator
- *Extractor fan
- *Tiled flooring
- *Double glazed window to the rear

Conservatory

- *Double glazed windows to the side and rear
- *Roller blinds
- *Patio doors to rear garden
- *Oak effect flooring
- *Wall hung lights
- *Doors to dining room

Master Bedroom

- *Double glazed, bay window to the front
- *Oak effect flooring
- *Radiator
- *Triple, fitted wardrobe with sliding, mirrored doors
- *Additional storage cupboards and units
- *Ceiling fan

Bedroom Two

- *Double glazed window to the side
- *Carpet
- *Radiator
- *Triple fitted wardrobe

Bedroom Three

- *Double glazed window to the rear
- *Carpet
- *Radiator
- *Fitted wardrobe and drawers

Bathroom

- *Modern bathroom



- *Double glazed window to the side
- *Enclosed WC and matching vanity sink
- *Additional storage cabinetry
- *Shaver point
- *Double shower with glass enclosure
- *Heated towel rail & radiator
- *Fully tiled walls and flooring

External Details

- *Solar panels

To The Front

- *Block paved driveway to front and side
- *Double gates to the rear garden
- *Walled border
- *Additional gate with pathway to front door
- *Stoned area
- *Full borders to the front

To The Rear

- *Beautiful, west facing, rear garden
- *Backs onto St Clements Golf Course
- *Completely unoverlooked
- *Fully enclosed borders
- *Double side access gate to the front
- *Additional block paved driveway
- *Large patio seating area
- *Grassed area
- *Flower beds & trees
- *Outside tap and light
- *Sheds to the side and rear
- *Garage to the rear

Garage

- *UPVC Door to the side
- *Windows to the side
- *Power and light



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St. Augustines Gardens, Ipswich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOMS
- DETACHED BUNGALOW

Tenure: Freehold EPC Rating: A
Council Tax Band: D

guide price

£325,000



Total floor area 133.8 m² (1,441 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


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Property Ref:
IPW104257 - 0005

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