



17 Belstead Avenue, Ipswich, Suffolk, IP2 8NP

£375,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

Offering views towards the River Orwell and Bridge and for sale as an unfinished project, a partly modernised three bedroom detached house situated in an established sought-after road just south of Ipswich town centre and within walking distance of Ipswich railway station and waterfront.

The property benefits from a partly landscaped south facing rear garden 105' x 44', gas heating via radiators, majority double glazing and off-road parking. The property is being sold as seen and is being sold with no onward chain.

COUNCIL TAX BAND

Band D.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance certificate is D (68) with a potential rating of B (83) and the current energy performance certificate is valid until 28th November 2032.

AGENTS NOTE

The property is being sold as seen and as an unfinished project and the Vendor will not provide any guarantees or building regulations for the work carried out thus far. Prospective purchasers are advised to commission their own enquiries and surveys as to the current condition.

AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

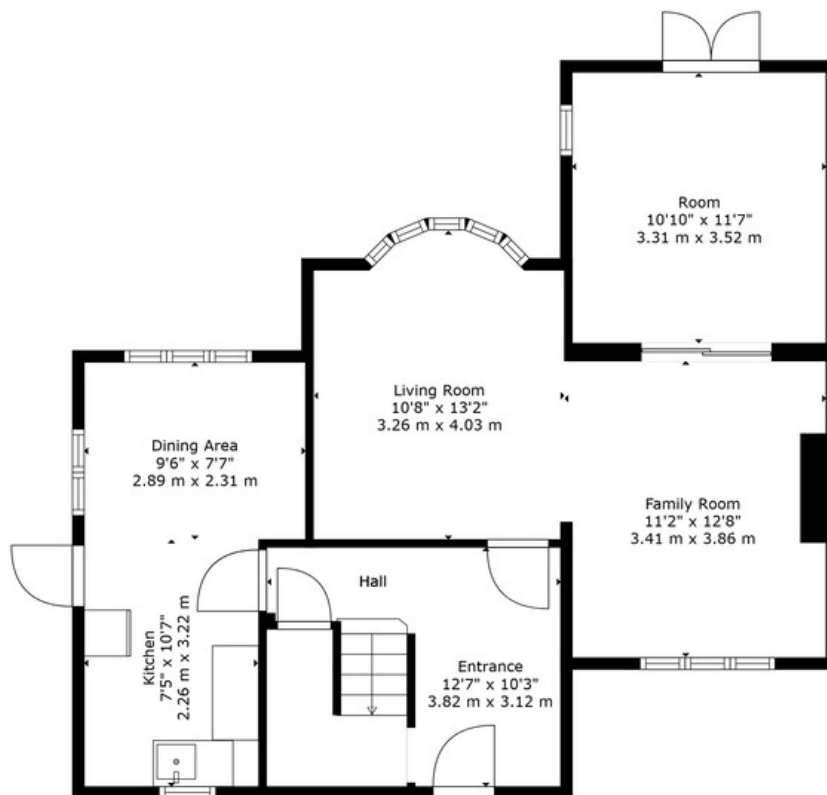
VIEWING

By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.

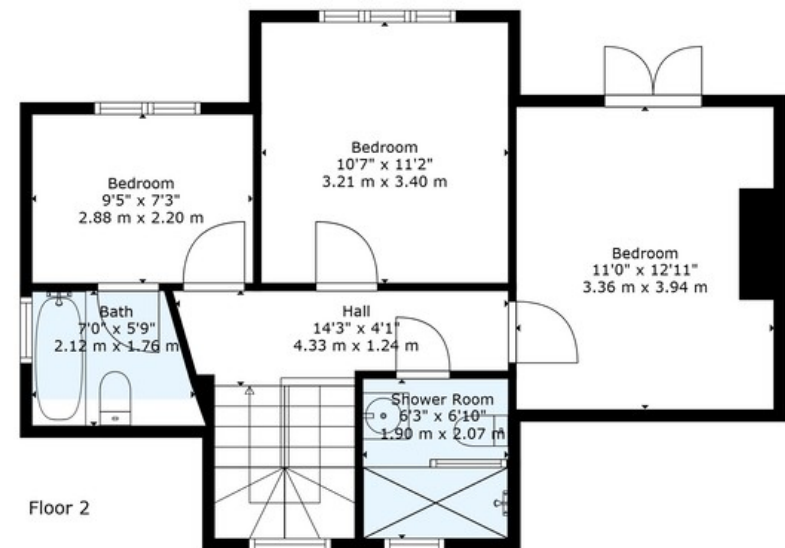








Floor 1



Floor 2

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TOTAL: 122 sq. ft, 11 m2
 BELOW GROUND: 0 sq. ft, 0 m2, FLOOR 2: 122 sq. ft, 11 m2
 EXCLUDED AREAS: FAMILY ROOM: 151 sq. ft, 14 m2, LIVING ROOM: 139 sq. ft, 13 m2, KITCHENETTE: 82 sq. ft, 8 m2,
 DINING AREA: 72 sq. ft, 7 m2, UNDEFINED: 32 sq. ft, 3 m2, ENTRANCE: 97 sq. ft, 9 m2,
 ROOM: 126 sq. ft, 12 m2, HALL: 98 sq. ft, 9 m2, BEDROOM: 263 sq. ft, 25 m2,
 HALF BATH: 30 sq. ft, 3 m2, LOW CEILING: 9 sq. ft, 1 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.