

**Lambert  
Smith  
Hampton**

**72 Wallace Road, Ipswich, IP1 5BZ**

**A freehold HMO investment opportunity**

# 72 Wallace Road, Ipswich, IP1 5BZ



## Location

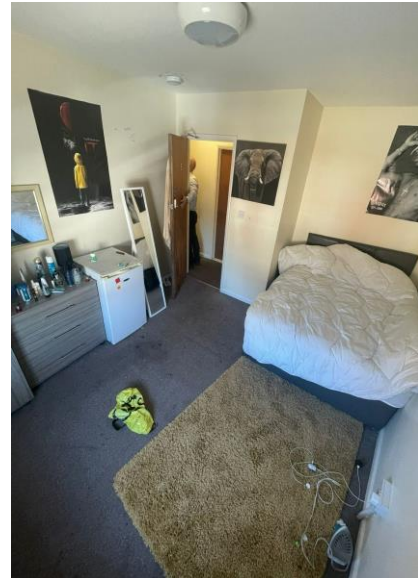
The property is located on Wallace Road, a predominantly residential area approximately 1 mile north west of Ipswich Town Centre. Wallace Road provides access to the B1067 to the south, which is an arterial route into Ipswich town centre. Local amenities are located along this road, including small supermarkets, independent retailers, primary and secondary schools, and pubs/restaurants. Ipswich town centre has all major amenities including Sailmakers Shopping Centre, Ipswich train station is approximately 2.6 miles southeast of the property, with regular services to London Liverpool Station, with a journey time of approximately an hour.

## Description

The property comprises an end terrace two storey residential dwelling, constructed from solid brick elevations and UPVC double glazed windows, all surmounted by a single pitched clay tiled roof. The property currently operates as a fully licensed HMO, with the accommodation on the ground floor providing a large communal lounge area, kitchen, conservatory and three large double bedrooms. On the first floor, the accommodation provides two further double bedrooms, two communal bathrooms and two storage rooms. We understand that the internal accommodation extends to circa 1,205 sq. Ft. (112 sq. M)

To the rear of the property there is a large private garden. The property also benefits from one off street parking space, facing Wallace Road.

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### **Tenure**

Freehold. Title No. SK84228. A copy of title documentation is available upon request.

### **Tenancy**

The property is currently let to YMCA Trinity Group , commencing on a 2 year term from 1st April 2018 producing a rent of £33,384.00 per annum. YMCA Trinity Group are still in occupation and are currently holding over. A copy of this is available upon request.

### **EPC**

D65. A copy of the EPC is available upon request.

### **Terms**

Offers in excess of £325,000.00 are invited for the freehold interest of the property, subject to contract.

### **Legal costs**

Each party is responsible for their own legal costs.

### **Viewings**

Strictly by appointment only.

### **Money Laundering**

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information can be obtained from the selling agent.



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**SALE ON BEHALF OF THE JOINT LIQUIDATORS OF IPI PROPERTY GROUP LTD.**

This property is being marketed for sale on behalf of the Joint Liquidators therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Liquidators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Liquidators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

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# Contact us

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