



Hatfield Road, Ipswich, Suffolk  
£420,000

# **A rare opportunity for the discerning investor to acquire this older style detached house converted in to three one bedroom apartments and one studio apartment in the popular IP3 area.**

- **INVESTMENT OPPORTUNITY**
- **THREE ONE BEDROOM APARTMENTS**
- **ONE STUDIO APARTMENT**
- **DETACHED HOUSE**
- **APARTMENTS OCCUPIED**
- **OFF ROAD PARKING**
- **COMMUNAL GARDEN**
- **DESIRABLE IP3 AREA**
- **CIRCA £24,400 ANNUAL RETURN**
- **SEPERATE UNITS**

## **PROPERTY**

**INVESTMENT OPPORTUNITY:** This prominent detached dwelling has three one bedroom apartments and one studio apartment. These four units (set out over two floors) have well planned accommodation, with modern kitchen units and spaces for appliances such as fridge freezers and washing machines to name but a few. The shower rooms/WC's are designed for those everyday needs whilst a double bedroom completes the accommodation. There are two apartments to the ground floor ( one being a studio) and two to the first floor. There is also parking for a couple of vehicles to the front and a communal rear garden of good size to the rear.

Council Tax Band for 53(A,B,C,D) Ipswich Borough Council. Tax Band A.

## **LOCATION**

The property is situated in south east Ipswich (popular IP3 postcode) with easy access to local amenities, parks and bus routes. The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks, recreational facilities and mainline railway station providing direct links to London Liverpool Street Station. The town has also undergone an extensive rebuilding and a gentrification programme principally around the vibrant waterfront which now boasts some lovely bars and restaurants.



**FLAT 53A**

**LIVING AREA:**

15'8 x 13'5 (4.78m x 4.09m)

**KITCHEN:**

6'7 x 5'8 (2.01m x 1.73m)

**INNER HALL:**

**BATHROOM:**

6'7 x 4'6 (2.01m x 1.37m)





### FLAT 53B

#### HALLWAY:

**LIVING/DINING AREA:**  
13'7 x 12'8 (4.14m x 3.86m)  
With doors to garden.

**KITCHEN:**  
6'11 x 5'4 (2.11m x 1.63m)

**BATHROOM:**  
7'2 x 6'11 (2.18m x 2.11m)

**BEDROOM:**  
9'11 x 9'6 (3.02m x 2.90m)

### FLAT 53C



**LIVING AREA:**

13'6 x 11'1 (4.11m x 3.38m)

**KITCHEN AREA:**

8'6 x 4'8 (2.59m x 1.42m)

**BATHROOM:**

6'0 x 5'0 (1.83m x 1.52m)

**BEDROOM:**

12'7 (max) x 7'9 (3.84m (max) x 2.36m)

**FLAT 53D**

**HALL:**

**LIVING AREA/KITCHEN:**

13'7 x 12'8 (4.14m x 3.86m)

**BATHROOM:**

7'2 x 6'11 (2.18m x 2.11m)

**BEDROOM:**

9'11 9'6 (3.02m x 2.90m)



**CURRENT RENTAL CALENDER**

FLAT 53A: £465PCM

FLAT 53B: £560 PCM

FLAT 53C: £515: PCM

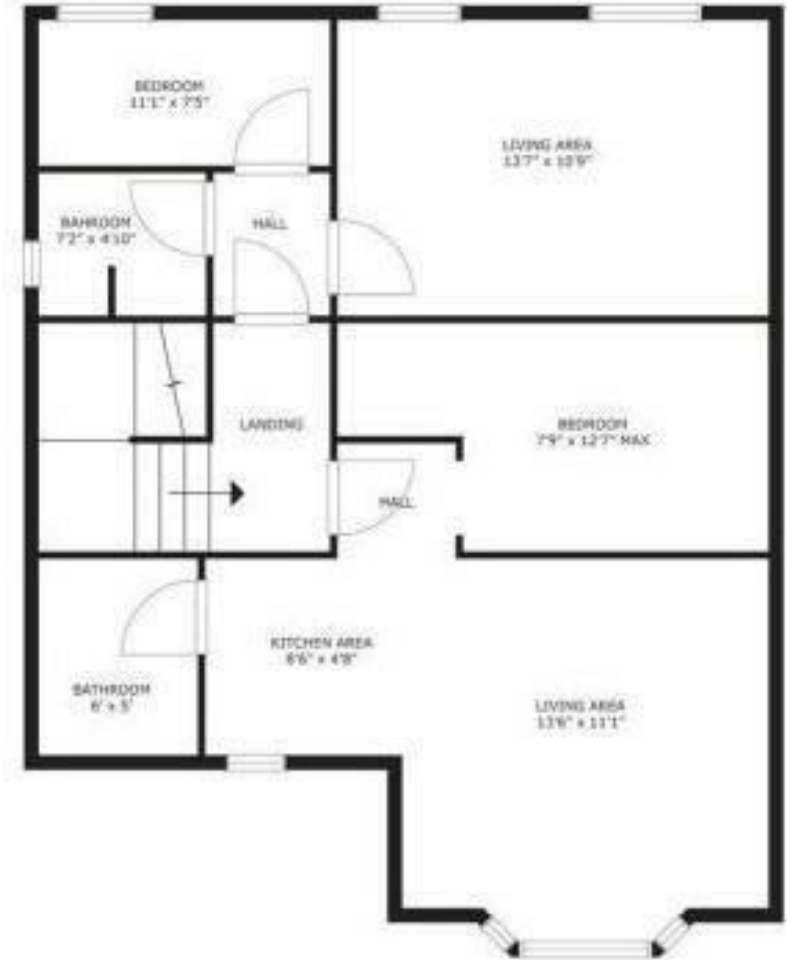
FLAT 53D £500: PCM

**AGENTS NOTE:**

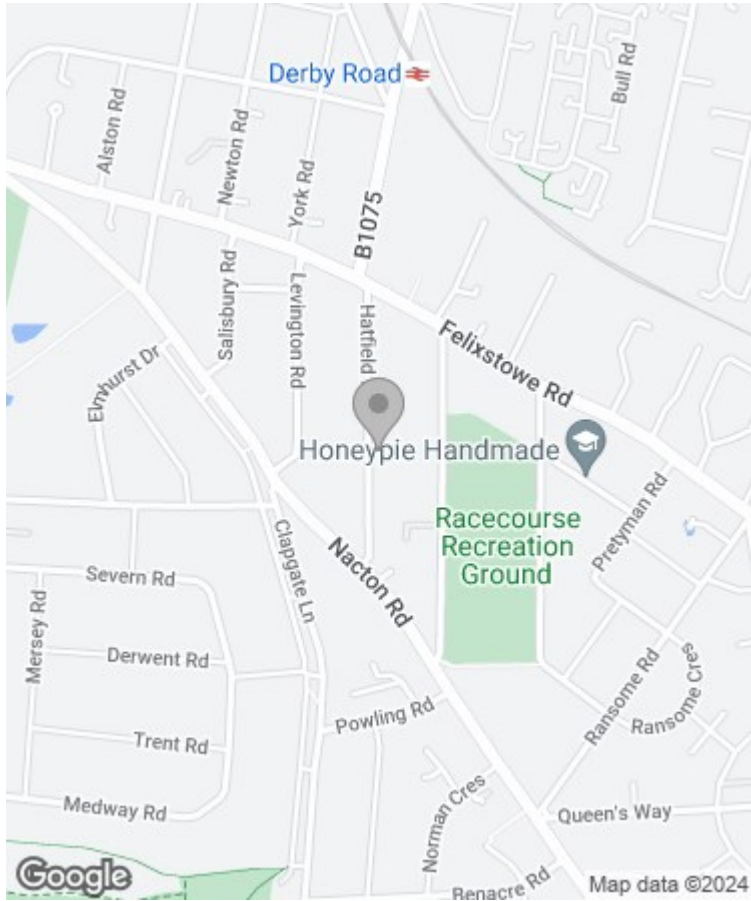
Floorplan: Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print



FLOOR 1



FLOOR 2



**Viewing**

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
		77	77
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	