







Brooks Hall Road, Ipswich, Suffolk
£200,000

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INVESTMENT OPPORTUNITY: A fantastic opportunity acquire the freehold of a this established property split into two apartments, situated conveniently in IP1 area just off the Norwich road close to local shops town centre and road links to the A14/A12.

- FREEHOLD INVESTMENT (TWO APARTMENTS)
- APARTMENT ONE (ONE BEDROOM GROUND FLOOR)
- TWO BEDROOMS
- LIVING ROOM
- CONSERVATORY
- GAS TO RADIATOR HEATING
- REAR COURTYARD/GARDEN
- CLOSE TO LOCAL SHOPS
- EASY ACCESS TO A14/A12

PROPERTY:

GUIDE PRICE : £200,000 TO £225,000: APARTMENT ONE: This chain free light and airy two bedroom ground floor apartment is set out over one level. Access is gained by a main street door into an entrance lobby and further front door to a good sized hallway. The living room has a feature bay window and fire surround. The the first bedroom is towards the front of the property whilst the second is to the rear. The kitchen is central giving way way to an inner hallway and access to the bathroom. The conservatory provides extra room and access out to the garden/courtyard and garden/courtyard access.

Council Tax band A: Ipswich Borough Council



LOCATION:

The property is located just off the Norwich road to the North West of Ipswich with a wealth of local shops close by as well as excellent access to Ipswich Town Centre and trunk roads. The county town of Ipswich is served by a wide 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.

HALL:

Entrance door to:- built in storage cupboard under stairs.

LIVING ROOM:

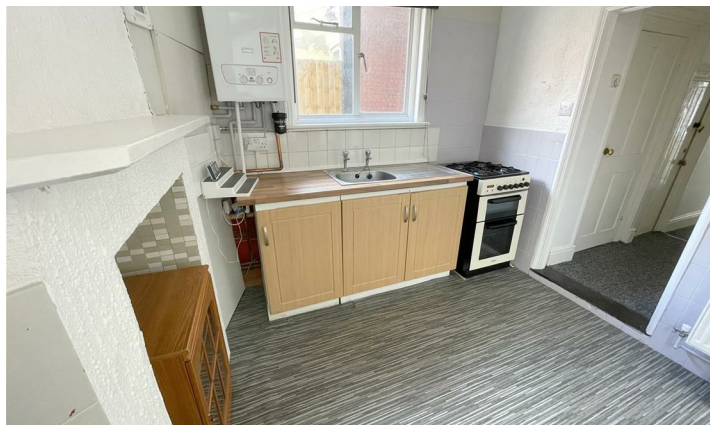
14'6 x 10'6 (4.42m x 3.20m)

Bay window to front elevation, smooth ceiling, red brick fire surround and radiator.

KITCHEN:

10'2 x 8'7 (3.10m x 2.62m)

Window to side elevation, radiator, stainless steel sink unit, floor standing cupboards, wall mounted gas boiler, space for cooker, alcove, access to lobby and to conservatory.



BEDROOM 1:

13'0 x 10'5 (3.96m x 3.18m)

glazed doors to lean to conservatory and built in cupboard.

BEDROOM 2:

8'6 x 8'5 (2.59m x 2.57m)

Window to rear and radiator.

BATHROOM:

5'9 x 5'7 (1.75m x 1.70m)

Frosted window to side elevation, radiator, low level WC, pedestal wash hand basin, panel bath with mixer tap shower. and heated towel rail.

LEAN TO/CONSERVATORY:

9'5x 7'3 (2.87mx 2.21m)

Window and door to garden and plumbing for washing machine.



OUTSIDE:

Access to paved courtyard garden area and raised flower beds.

AGENTS NOTES:

Current rental values being achieved: 44a £800 PCM & 44b £725 PCM

CURRENTLY GROSSING £18,300 PER ANNUM



GROUND FLOOR
806 sq.ft. (74.8 sq.m.) approx.



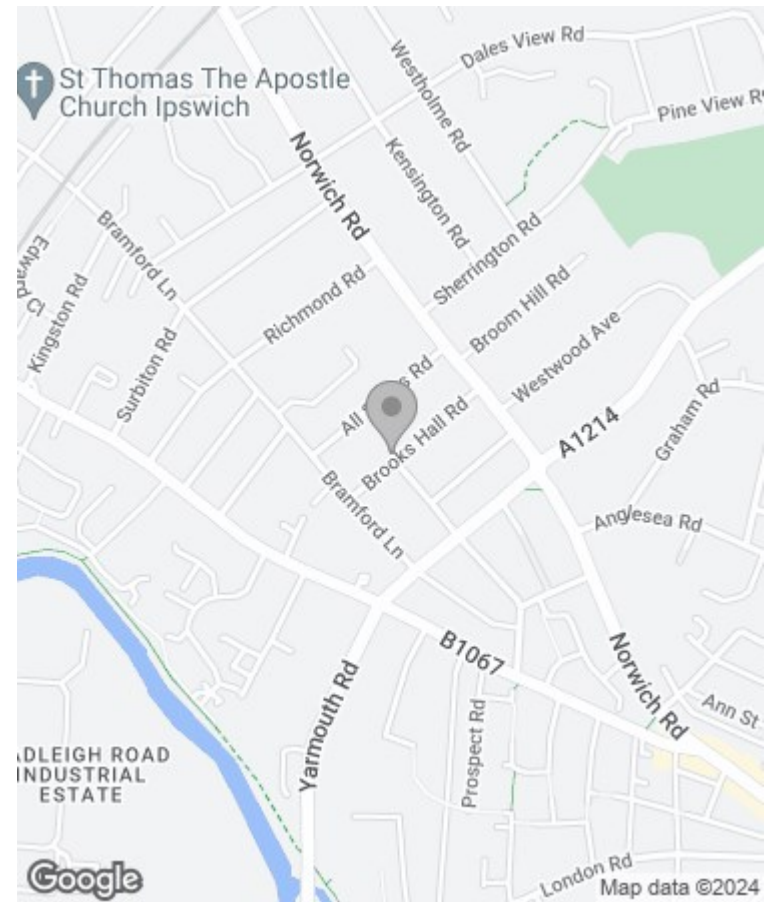
TOTAL FLOOR AREA : 806 sq.ft. (74.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
		41	73
England & Wales		EU Directive 2002/91/EC	

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