



BROOKS HALL ROAD

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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 TWO (DUPLEX STYLE)
- TWO BEDROOMS
- LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- MEZZANINE LANDING
- TWO DOUBLE BEDROOMS
- ATTIC AREA
- BATHROOM
- SEPARATE WC



### **PROPERTY:**

**GUIDE PRICE £200,000 TO £225,000:** APARTMENT TWO: This well proportioned two bedroom duplex apartment is accessed via a communal entrance lobby (for only two properties). Its separate entrance door gives access via a staircase to the first floor hall. The lounge/diner fronts the property and leads through to a good sized fitted kitchen/breakfast room. A shower room and separate WC are located to the rear. A stair well leads up to a mezzanine landing with a further landing area with doors to two double bedrooms . An attic room with a Velux window adds additional space and storage.

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.

## ENTRANCE LOBBY:

### HALLWAY:

Picture rail, window to side elevation, staircase to 2nd floor and storage cupboard under stairs.

### LOUNGE/DINER:

16'5 x 12'0 reducing 7'11 (5.00m x 3.66m reducing 2.41m)  
Radiator, bay window to front elevation and further window to front.

### KITCHEN/BREAKFAST ROOM:

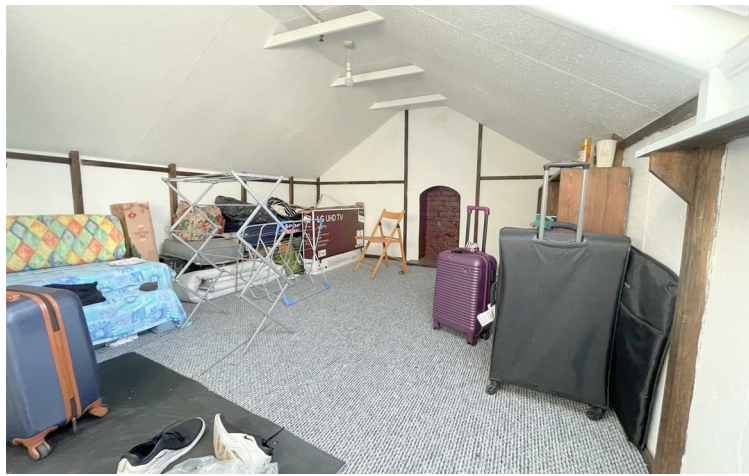
12'11 x 10'11 (3.94m x 3.33m)  
smooth ceiling, double glazed window to rear elevation, radiator, stainless steel sink unit inset to work surface with cupboards under, a range of floor standing units, tall standing storage unit, ceramic hob with electric oven under, plumbing for washing machine and space for domestic appliances.

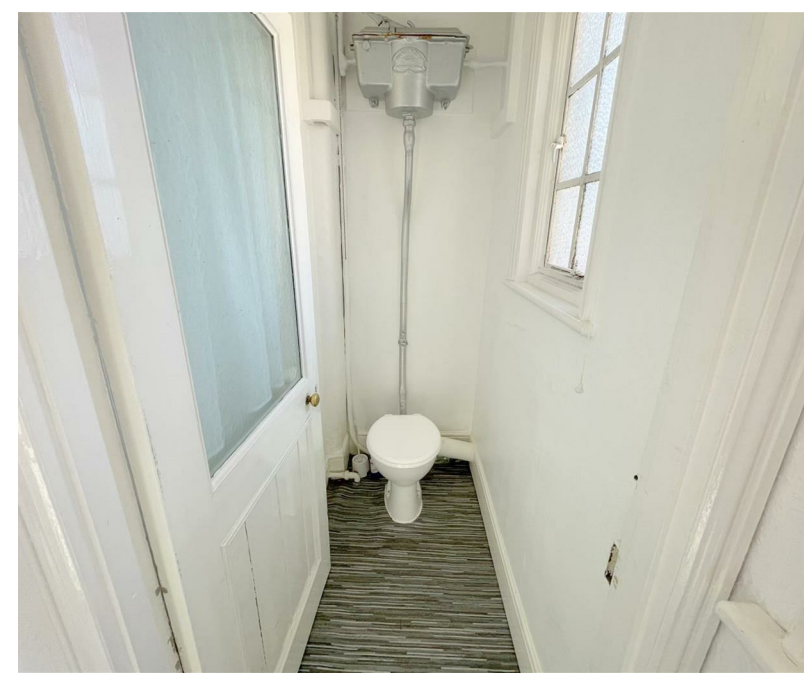
### BATHROOM:

13'4 x 11'11 (4.06m x 3.63m )  
Smooth ceiling, built in boiler cupboard with gas boiler, double glazed window to side elevation, radiator, extractor fan, pedestal wash hand basin, double shower cubicle with screen door, wall mounted down flow heater and access to loft space.

### SEPERATE WC:

High level WC and window to side elevation.





**LANDING:**

Access to bedroom one and two and mezzanine landing to attic room.

**BEDROOM 1:**

13'3 x 11'6 (4.04m x 3.51m)

Smooth ceiling, double glazed window to rear elevation, picture rail and radiator.

**BEDROOM 2:**

11'11 x 11'7 (3.63m x 3.53m)

Smooth ceiling, radiator, double glazed window to front elevation.

**ATTIC ROOM:**

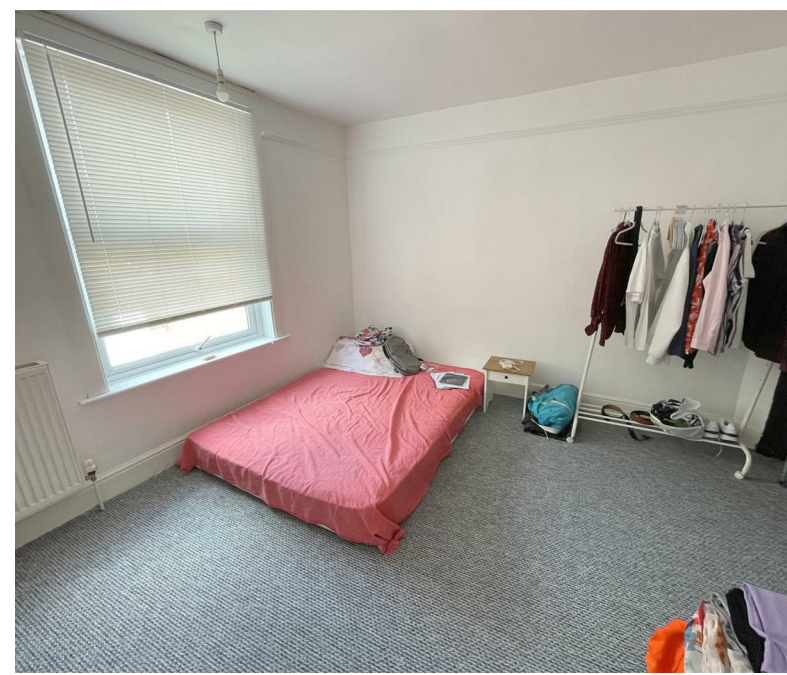
13'4 x 11'1 (sloping ceiling) (4.06m x 3.38m (sloping ceiling))

Velux window to one elevation, sloping ceilings.

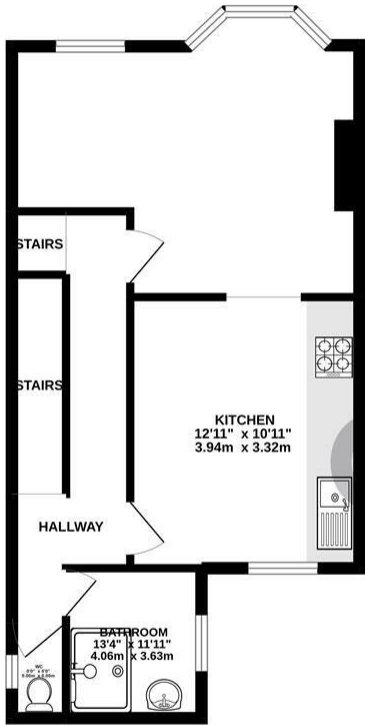
**AGENTS NOTES:**

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

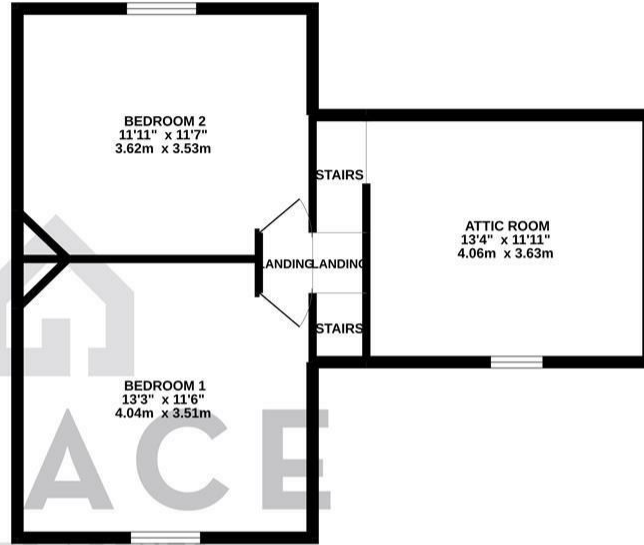
CURRENTLY GROSSING £18,300 PER ANNUM



GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



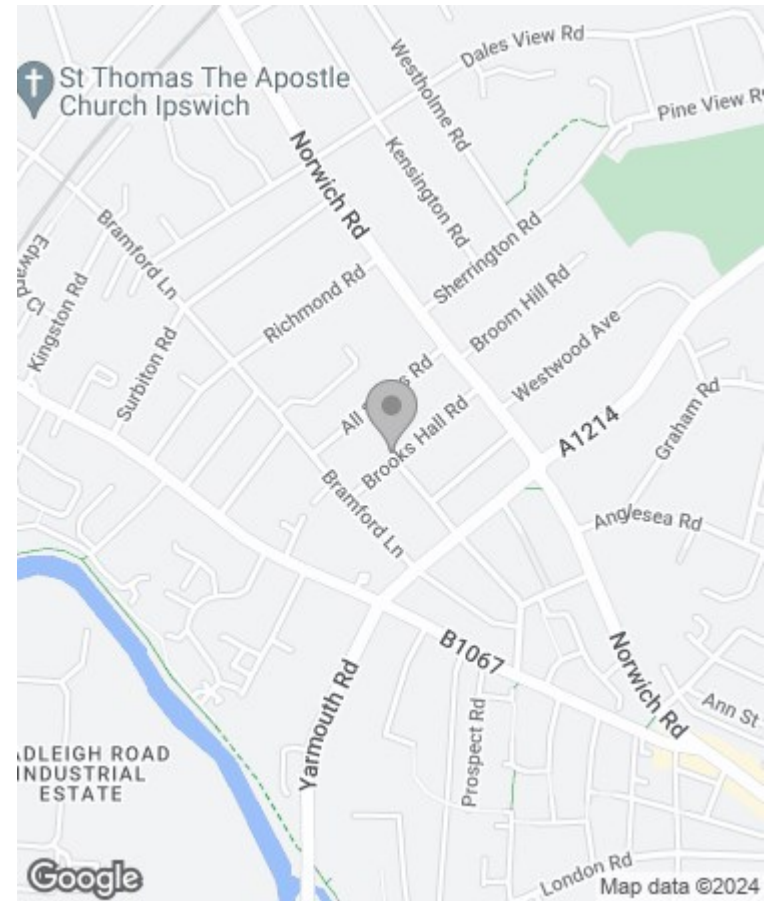
1ST FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



**GRACE**  
ESTATE AGENTS

TOTAL FLOOR AREA: 1018 sq.ft. (94.5 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 error, 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.  
Made with Metropix 62022.



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			
		54	64
England & Wales		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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## 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.

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