



Norwich Road, Ipswich,  
£500,000

- INVESTMENT OPPORTUNITY
- DETACHED ESTABLISHED HOUSE
- LARGE REAR SINGLE STOREY EXTENSION
  - MULTI BEDROOMS
  - VARIOUS RECEPTIONS
  - PROMINENT LOCATION
- GAS TO RADIATOR HEATING
  - AMPLE PARKING
- GENEROUS REAR GARDEN
  - CELLAR



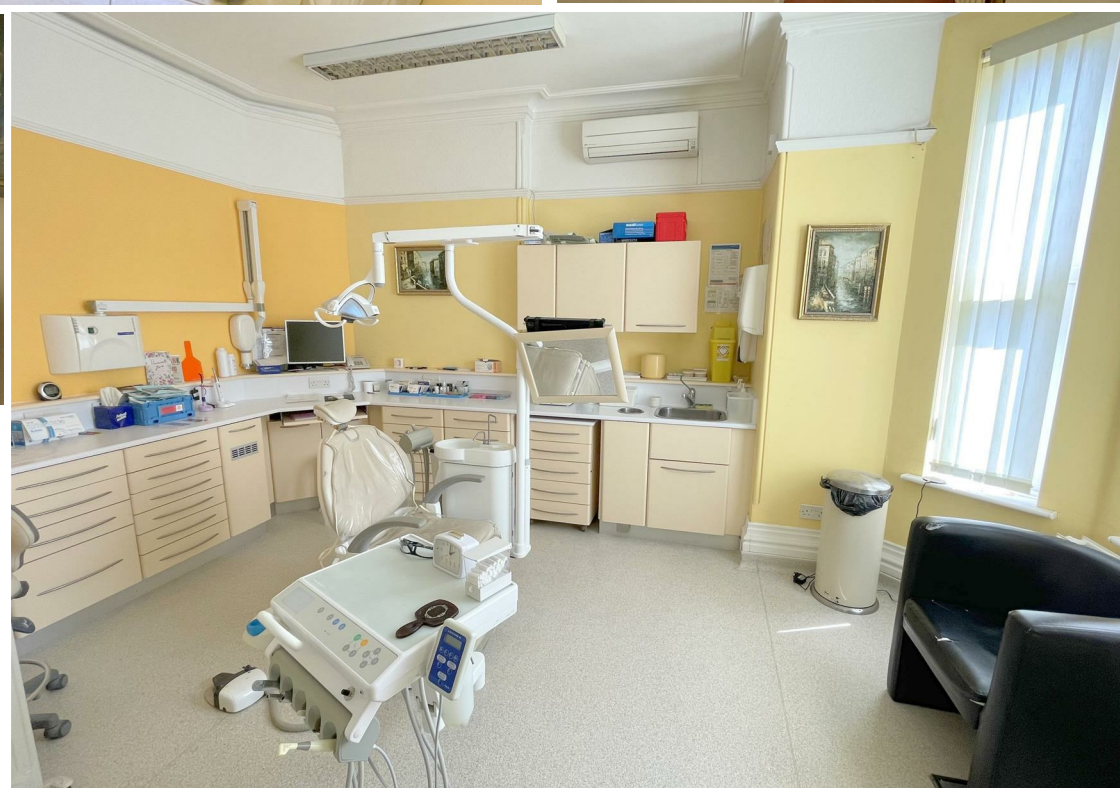
**INVESTMENT OPPORTUNITY:** An impressive extended detached older style property located in this prominent position offering multiple bedrooms and reception rooms.

**PROPERTY:**

A fantastic opportunity to acquire this versatile extended double fronted detached property located in a prominent location on the Norwich road in the thick of local shops and with access to the town centre. At present the ground floor is being used for business purposes whilst the first floor is presently predominately living accommodation. There are a multitude of rooms and lobby's, with a large ground floor extension providing more accommodation and potential living area.



Council Tax Band: E  
Ipswich



**LOCATION:**

The property is located in a prominent location to the North West of Ipswich and provides local shops off of the Norwich road and a parade of shops close (opposite) by also with 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 PORCH:**

**ENTRANCE HALL:**

13'2 x 5'10 (4.01m x 1.78m)

**CLOAKROOM:**

7'7 x 5'2 (2.31m x 1.57m)

**RECEPTION/WAITING ROOM:**

19'8 x 11'7 (5.99m x 3.53m)

**ADMINISTRATION ROOM:**

9'9 x 6'2 (2.97m x 1.88m)

**INNER LOBBY:**

**X RAY ROOM:**

13'7 x 5'8 (4.14m x 1.73m)

**DARK ROOM:**

3'8 x 3'7 (1.12m x 1.09m)

**KITCHEN/STAFF ROOM:**

9'6 x 9'0 red 5'7 (2.90m x 2.74m red 1.70m)

**CASTING ROOM:**

7'4 x 4'8 (2.24m x 1.42m)

**LOBBY:**

**HALLWAY:**

**WC/CLOAK ROOM:**  
5'9 x 5'6 (1.75m x 1.68m)

**OFFICE/STUDY:**  
13'5 x 8'4 (4.09m x 2.54m)

**CELLAR:**

**SURGERY ONE:**  
16'2 x 14'5 red 10'6 (4.93m x 4.39m red 3.20m)

**CORRIDOR:**

**SURGERY TWO:**  
11'8 x 9'6 (3.56m x 2.90m)

**STERILISING ROOM:**  
10'5 x 4'2 (3.18m x 1.27m)

**REAR HALLWAY:**

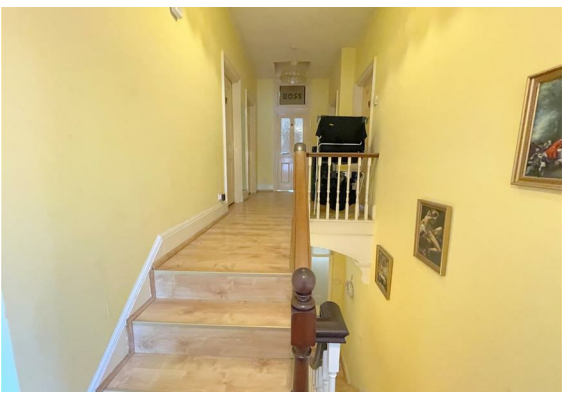
**REAR LOBBY:**

**MODEL ROOM:**  
13'5 x 8'4 (4.09m x 2.54m)

**LIVING AREA:**  
21'0 x 13'11 max (6.40m x 4.24m max)

**FRONT GARDEN:**  
Being used as parking with side access.

**REAR GARDEN:**  
Established and generous in size. The whole plot extends to approximately 0.21 of an acre.





GROUND FLOOR  
1719 sq.ft. (159.7 sq.m.) approx.

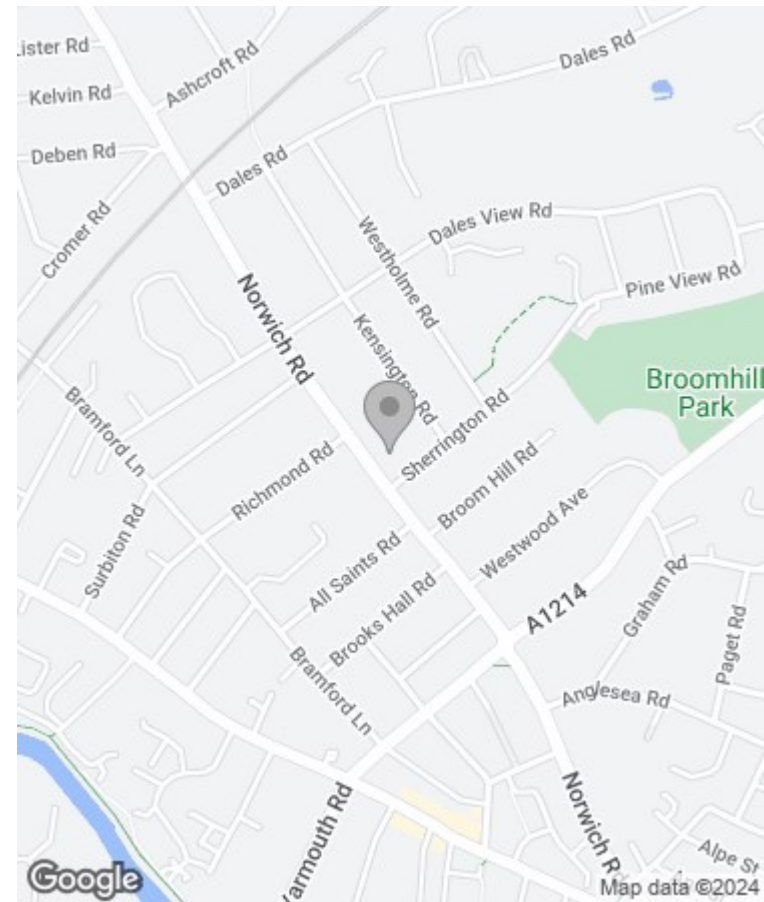


1ST FLOOR  
1103 sq.ft. (102.4 sq.m.) approx.



TOTAL FLOOR AREA : 2821 sq.ft. (262.1 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.  
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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) <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			
<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	