

High Street, Ipswich,
£275,000

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- Conversion to Residential Dwelling
 - Three Bedroom
- Close to Christchurch Park
 - Conservation Area
- Off-Road Parking for Multiple Vehicles
 - Mid Terrace
 - Three Storey Property

Welcome to this charming mid-terrace house located on High Street in Ipswich! This property boasts a generous 1,420 sq ft of living space, providing ample room for you to create your dream home. Situated in the heart of Ipswich, you'll have easy access to all the amenities the town has to offer, from quaint cafes to bustling shops.





Grace Estate Agents are pleased to offer for sale this three storey town house which is located in one of the most sought after roads in Ipswich, within a Conservation Area close to Christchurch Park and within easy walking distance of the town centre.

Planning permission was granted for a change of use from residential townhouse to commercial property. Since then the property has been used as a dental practice. The property has considerable potential for refurbishment and would make a stunning period townhouse, subject to permission for a change of use from a commercial D1 back to a residential dwelling.

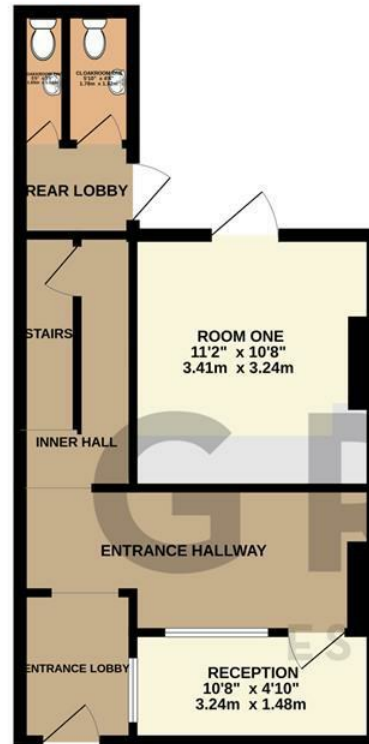
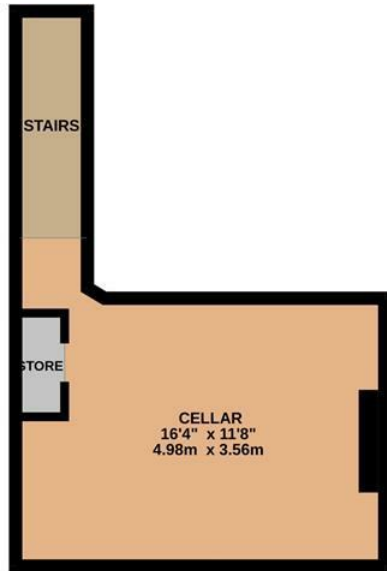
On the ground floor the front door opens into a an entrance lobby, beyond which is a large entrance hall and adjacent, a separate reception area. There is a further reception room to the rear of the property along with two cloakrooms. Stairs lead down to the basement level, in which there is one large cellar.

Upstairs, the first floor offers two large bedrooms and a single bedroom, which could be easily converted into a family bathroom. On the top floor is a large bedroom with roof window with plenty of space for a potential conversion. The property provides a gross internal area of 1420 sqft (132 m2) of internal floor space.

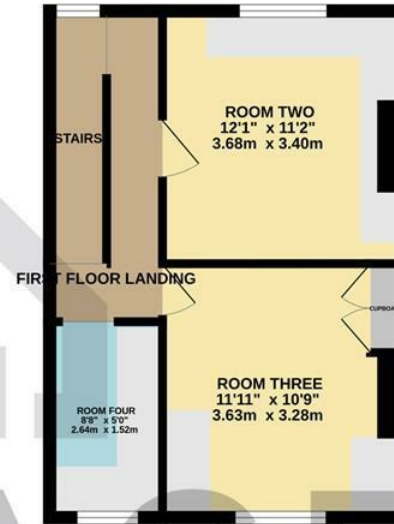
At the front of the property there is off-road parking for two cars. To the rear is hard standing floor which is currently utilised as parking for three cars, but can easily be converted back to an enclosed rear garden.



GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



2ND FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.4 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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Basement

Cellar
4.98m x 3.56m

Ground Floor

Entrance Hall/Lobby

Reception Area
3.24m x 1.48m

Room One
3.41m x 3.24m

Cloakroom One
1.78m x 1.32m

Cloakroom Two
1.65m x 1.04m

First Floor

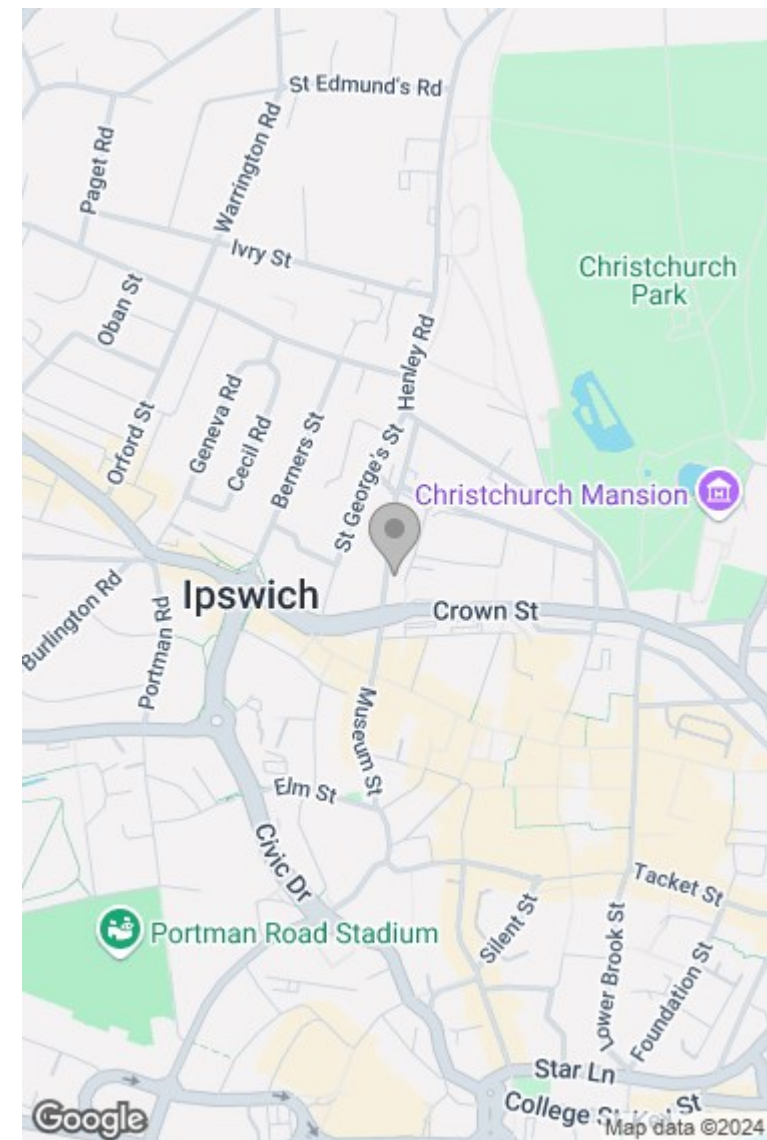
Room Two
3.68m x 3.40m

Room Three
3.63m x 3.28m

Room Four
2.64m x 1.52m

Second Floor

Top Room
5.51m x 4.90m



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.