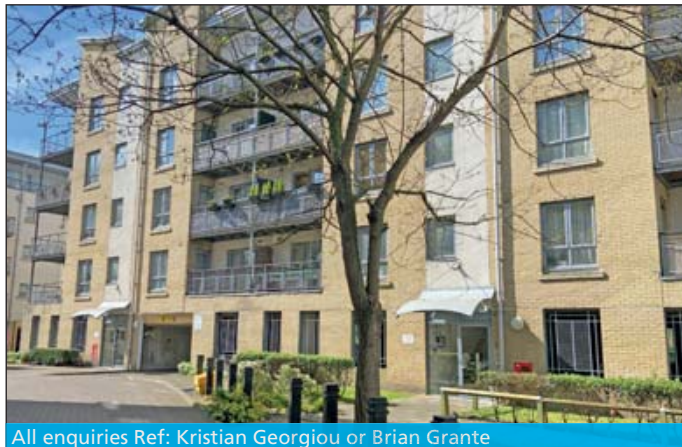


**Lot 180**

**126 Yeoman Close, Ipswich, IP1 2QE**

**By order of  
the LPA Receivers**



All enquiries Ref: Kristian Georgiou or Brian Grante



■ **Long leasehold first floor purpose built self-contained flat requiring modernisation**

■ **Investment**

#### **Location:**

The property is situated on Yeoman Close to the north west of Ipswich town centre which provides a range of shops and other amenities. Recreational pursuits include Broomhill Park, Ipswich Marina and the River Orwell. Transport options include local bus services, Ipswich rail station (to London Liverpool Street, Colchester, Felixstowe and Harwich) or road links via the A1156 or the A12.

**EPC rating:** B

**Council Tax Band:** B

#### **Accommodation:**

The auctioneers were unable to inspect the property at the time of going to print although believe it comprises the following accommodation: Prospective purchasers must rely on their own enquires in this respect.

Two bedrooms, reception room, kitchen, bathroom/WC  
Outside: Parking space

#### **Tenancy:**

The property is being offered for sale By the Order of the LPA Receivers. They believe the property is let but do not hold a copy of a tenancy agreements and are not collecting rent. Prospective purchasers are referred to the legal documentation and must satisfy themselves in this regard.

#### **Lease:**

Held on a long lease for a term of 125 years from 1st January 2005