



Silk Street, Ipswich, IP4 2PA

welcome to

Silk Street, Ipswich

****GUIDE PRICE £340.000 - £350.000**** This end-terraced five double bedroom HMO generating £2230 PCM benefits from a lounge with French doors to the garden, a kitchen/diner, two en suites, a separate bathroom, a low maintenance rear garden and off street parking for four plus vehicles.



Hallway

18' 6" x 3' 7" (5.64m x 1.09m)

One radiator, wood effect flooring and an understairs storage cupboard.

Cloakroom

6' 6" x 3' (1.98m x 0.91m)

Low level WC, wash hand basin, one radiator, sash double glazed window to the front and tiled effect flooring.

Lounge

16' 3" x 14' 1" (4.95m x 4.29m)

Double glazed window to the rear with French doors leading to the rear garden, carpet flooring, one radiator and TV point.

Kitchen/diner

14' 6" x 9' 4" (4.42m x 2.84m)

Double glazed sash window to the front, tiled flooring, one radiator, a range of eye and base level units in wood with stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, integrated double oven with gas hob and extractor hood, integrated fridge/freezer, space for washing machine and dishwasher, a boiler, tiled splashback and one radiator.

First Floor Landing

Carpet flooring and one radiator.

Bedroom One

16' x 13' 4" (4.88m x 4.06m)

Double glazed sash window to the rear, carpet flooring and one radiator.

Bedroom Two

12' 9" x 8' 9" (3.89m x 2.67m)

Double glazed sash window to the front, carpet flooring and one radiator.

Bedroom Two En Suite

Shower with glass enclosure, low level WC, pedestal wash hand basin, extractor fan, part tiled walls and tiled effect flooring.

Bathroom

7' 2" x 6' 7" (2.18m x 2.01m)

Double glazed sash window to the front, low level WC, pedestal wash hand basin, bath with overhead shower and glass screen, tiled effect flooring, chrome heated towel rail, extractor fan, shaver point and part tiled walls.

Second Floor Landing

Carpet flooring, loft hatch and an airing cupboard.

Bedroom Three

15' 3" x 9' 1" (4.65m x 2.77m)

Double glazed sash window to the rear, carpet flooring and one radiator.

Bedroom Three En Suite

8' 2" x 4' 1" (2.49m x 1.24m)

Shower with glass enclosure, low level WC, pedestal wash hand basin, chrome heated towel rail, extractor fan, tiled effect flooring and part tiled walls.

Bedroom Four

12' 1" x 7' 2" (3.68m x 2.18m)

Double glazed sash window to the rear, carpet flooring and one radiator.

Bedroom Five

10' x 8' 5" (3.05m x 2.57m)

Double glazed sash window to the front, carpet flooring and one radiator.

Outside:

Front Garden

A pathway leading to the front door and off street parking spaces to the side of the property for four vehicles.

Rear Garden

Fully paved with a rear access gate, outside tap and light. This garden is perfect for enjoying the afternoon sun!



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welcome to

Silk Street, Ipswich

- Five double bedroom HMO with two en suites & separate bathroom
- HMO generating £2230 PCM upon old AST's
- Potential for £3000 PCM plus income
- Kitchen/diner
- Lounge with French doors to the garden

Tenure: Freehold EPC Rating: C

guide price

£340,000 - £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS118626 - 0003

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