

Lacey Street, Ipswich, IP4 2PH



# welcome to

**Lacey Street, Ipswich** \*\*ATTENTION INVESTORS!\*\* Excellent ready-made HMO, generating in excess of £44,000 per annum. Tenants in-situ and will remain.













#### **Entrance Hall**

24' x 3' (7.32m x 0.91m) Grey wood effect flooring, one radiator and an understairs storage space.

#### Kitchen

10' 1" x 9' 3" ( 3.07m x 2.82m )

Two double glazed windows to the side, eye and base level units in white with marble effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, tiled splashback, spot lights, space for a range of appliances and a door leading to the rear garden.

#### **Ground Floor Bedroom One**

13' 7" x 12' 3" max ( 4.14m x 3.73m max ) Double glazed bay window to the front, grey wood effect flooring, one radiator and spot lights.

#### En Suite

Low level WC, a vanity sink with black mixer tap, a shower with glass enclosure, waterfall showerhead, glass screen and tiled splashback, marble effect tiled flooring, a black heated towel rail, extractor fan and shaver point.

#### **Ground Floor Bedroom Two**

11' 9" x 10' 2" max ( 3.58m x 3.10m max ) Double glazed window to the rear, grey wood effect flooring, one radiator and TV point.

#### En Suite

Low level WC, a vanity sink with black mixer tap, a shower with glass enclosure, waterfall showerhead, glass screen and tiled splashback, marble effect tiled flooring, a black heated towel rail, extractor fan and shaver point.

#### **First Floor Bedroom Three**

12' 1" x 9' max ( 3.68m x 2.74m max ) Double glazed window to the front, grey wood effect flooring, one radiator and spot lights.

#### En Suite

Low level WC, a vanity sink with black mixer tap, a shower with glass enclosure, waterfall showerhead, glass screen and tiled splashback, marble effect tiled flooring, a black heated towel rail, extractor fan and shaver point.

#### **First Floor Bedroom Four**

12' x 10' 1" max ( 3.66m x 3.07m max ) Double glazed window to the rear, grey wood effect flooring, one radiator and spot lights.

#### En Suite

Low level WC, a vanity sink with black mixer tap, a shower with glass enclosure, waterfall showerhead, glass screen and tiled splashback, marble effect tiled flooring, a black heated towel rail, extractor fan and shaver point.

### **First Floor Bedroom Five**

14' 3" x 5' 9" max ( 4.34m x 1.75m max ) Double glazed window to the rear, grey wood effect flooring, one radiator, spot lights and a kitchenette.

#### En Suite

Low level WC, a vanity sink with black mixer tap, a shower with glass enclosure, waterfall showerhead, glass screen and tiled splashback, marble effect tiled flooring, a black heated towel rail, extractor fan and shaver point.





## welcome to

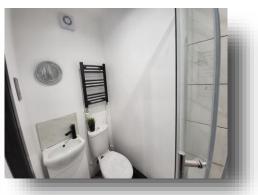
# Lacey Street, Ipswich

- Five bedroom HMO
- Five en suite's
- Kitchenette to bedroom five
- Generating in excess of £44,000 per annum
- Tenants in-situ & will remain

Tenure: Freehold EPC Rating: D

# £335,000



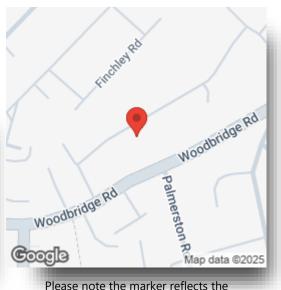


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Property Ref: IPS119946 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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postcode not the actual property

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