



**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.



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS119946 - 0004

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