

Lacey Street, Ipswich, IP4 2PH

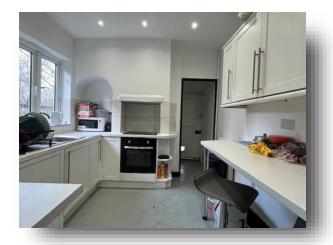
william h brown

welcome to

Lacey Street, Ipswich

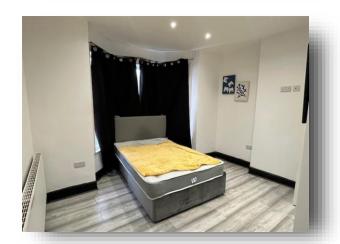
ATTENTION INVESTORS! Excellent ready-made HMO, generating in excess of £44,000 per annum. Tenants in-situ and will remain.













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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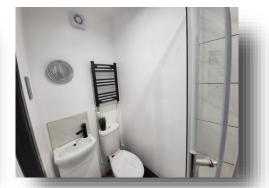
Lacey Street, Ipswich

- 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

£325,000







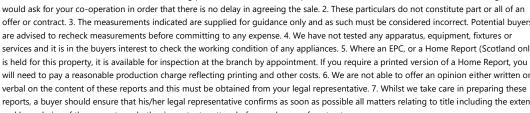


Please note the marker reflects the postcode not the actual property

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Property Ref: IPS119946 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 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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