

**Brooks Hall Road, Ipswich, IP1 4BZ** 



## welcome to

## **Brooks Hall Road, Ipswich**

This property is being sold in its entirety with the Freehold, it is currently split into two separate apartments. The current rental values are: Apartment 44a = £925pcm and Apartment 44b = £900 pcm. NO ONWARD CHAIN!!













# Apartment 44a Lounge

14' 4" x 10' 5" ( 4.37m x 3.17m )

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

#### Kitchen

9' 1" x 8' 3" ( 2.77m x 2.51m )

Single glazed window to the side, eye and base level units in wood with wood effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, space for a range of appliances and a wall mounted gas fired boiler.

## Conservatory

9' 5" x 7' 6" ( 2.87m x 2.29m )

Doors leading to the garden and tiled flooring.

#### **Bathroom**

5' 7" x 5' 6" ( 1.70m x 1.68m )

Low level WC, pedestal wash hand basin, a bath with overhead shower, grey wood effect flooring, one radiator and a single glazed window to the side.

#### **Master Bedroom**

12' 9" x 10' 4" ( 3.89m x 3.15m )

Carpet flooring, one radiator and a door leading to the garden.

## **Bedroom Two**

8' 5" x 8' 6" ( 2.57m x 2.59m )

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

## Garden

Sun trap and fully paved with a walled border, planters and raised flowerbeds.

# Apartment 44b Lounge

12' x 14' 2" ( 3.66m x 4.32m )

Single glazed bay window to the front, one radiator, carpet flooring, spot lights and a TV point.

#### Kitchen

13' 1" x 10' 9" ( 3.99m x 3.28m )

Double glazed windows to the rear, wood effect flooring, a range of eye and base level units in white with stone effect worktop surfaces, integrated oven with electric hob and extractor hood, tiled splashback throughout, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, space for a washing machine, fridge/freezer and cooker.

#### **Master Bedroom**

13' 3" x 11' 5" ( 4.04m x 3.48m )

Carpet flooring, one radiator and a single glazed window to the rear.

#### **Bedroom Two**

12' x 11' 6" ( 3.66m x 3.51m )

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

#### **Mezzanine Level**

Velux window, carpet flooring, a staircase and no door.

## Cloakroom

Low level WC and grey wood effect flooring.

## **Shower Room**

9' 9" x 5' 5" ( 2.97m x 1.65m )

Double glazed window to the side, pedestal wash hand basin, shower with glass enclosure, grey wood effect flooring and an airing cupboard.





## welcome to

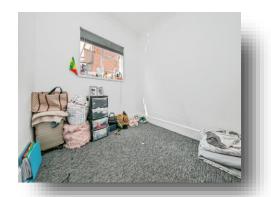
## **Brooks Hall Road, Ipswich**

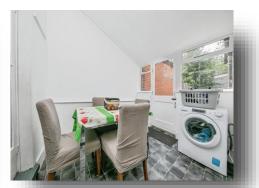
- The current rental values are: Apartment 44a = £925pcm and Apartment 44b = £900 pcm
- No onward chain
- Sold in its entirety with the Freehold
- Investment opportunity
- Short walk to Ipswich Town Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £275,000







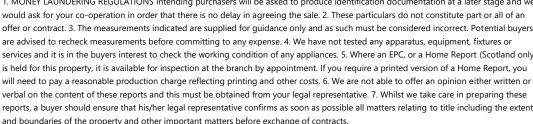


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS120301



Property Ref: IPS120301 - 0005 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) and boundaries of the property and other important matters before exchange of contracts.





william h brown

01473 226101



Ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH, Suffolk, IP1 1QT



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.