



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.



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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

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Property Ref:
IPS120301 - 0005

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