

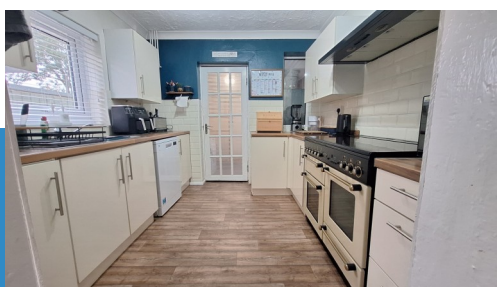


Blake Road,
Ipswich IP1 6EN
£269,995 Freehold

MaxwellBrown

Independent Property Agents

Situated in an established residential area of North Ipswich with excellent access to the A14 and close to regular bus services into the town centre this spacious well presented extended semi detached house has the added bonus of a fully equipped purpose built and fully booked cattery which provides an additional income should you wish to continue the business. The property has 3 reception area, 3 bedrooms, gas central heating, double glazing, large garden with decking and lawn and off road parking for three cars.



Sealed unit double glazed door to:

Entrance porch: Sealed unit double glazed windows to front and part glazed door to:

Hall: Oak laminate floor, Sealed unit double glazed window to front, radiator, smoke alarm, stairs to first floor, door to:

Lounge: Oak laminate floor, coving, TV point, arched alcove, wall lights, open to:

Sun Room: Oak laminate floor, sealed unit double glazed picture window and door to decking.

Dining Room: Oak laminate floor, Coving, half panelled wall, sealed unit double glazed window to front, radiator, under stair storage/study area, built-in cupboard and door to:

Kitchen: Fitted with gloss cream fronted units under wood effect work tops comprising inset single drainer stainless steel sink unit with cupboards, drawers and space under, Tiled splash backs, Oak effect vinyl floor, sealed unit double glazed window to side, Coving, Rangemaster range cooker with 6 gas rings and 1 hotplate, 2 ovens and grill, extractor hood over, part glazed door to

Utility room: Part glazed door to rear, fitted worktop with plumbing for automatic washing machine under. Door to Cattery.

First Floor, Landing: Access to loft via fixed ladder staircase, 2nd large trap door to loft, sealed unit double glazed window to front, built-in storage cupboard, doors to:

Bedroom 1: Sealed unit double glazed window to rear, 1/2 panelled walls, coving, radiator, television point, open to enclosed dressing area with fitted hanging rails

Bedroom 2: Oak effect laminate floor, sealed unit double glazed window to rear, radiator, coving, airing cupboard with lagged hot water tank and immersion heater.

Bedroom 3: Oak effect laminate floor, radiator, over stairs storage space, sealed unit double glazed window to front.

Bathroom: Fitted with white suite comprising panelled bath with Triton shower and glazed screen over, pedestal wash basin, low level WC, heated towel rail, fully tiled walls, sealed unit double glazed window.

Loft room: The loft space has been made into a study/games room with Velux roof window, floored and walled, power and light. Glowworm gas fired boiler serving hot water and heating. This conversion was not done with building regulation approval and is therefore not described as living accommodation.

Cattery

Grooming/Utility room: With direct access from the house, 1 1/2 bowl sink unit with cupboards, grooming worktop, tile effect laminate floor, door to side and double glazed window. UPVC French doors to:

Isolation room: Clad with shower boarding, vinyl flooring, windows to side,

Boarding cattery: Accessed from the garden but attached to the house, with access hall leading to 3 pens each made up of exercise area and sleeping quarters, power and light, CCTV monitoring and heated bed areas.

It is understood that the cattery is run by a sole trader with nett profit made 24-25 of approx. £11,500. More details available upon request.

Outside: The front of the property is laid to crazy paving allowing parking off road for 3 cars. Side pedestrian access to the good sized rear garden with large decked area, fixed gazebo. Picket fence leads to good sized lawned area enclosed by close board fencing, large timber store shed.

Services: It is understood that all main services are connected to the property. Council Tax Band B. Ipswich Borough Council

Broadband. Maximum available download speeds:

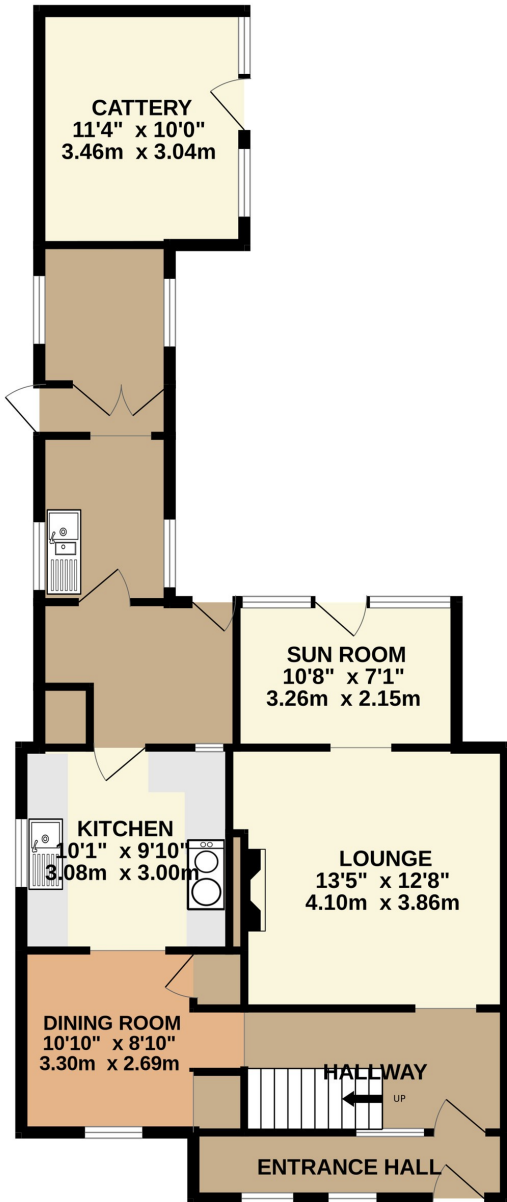
Standard download 15Mbps

Superfast download 45Mbps

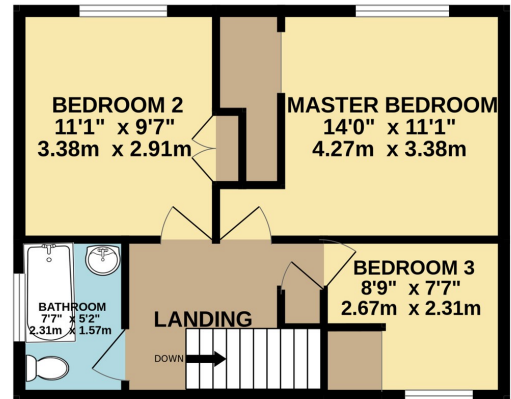
Ultrafast download 1800 Mbps



GROUND FLOOR
852 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



Awaiting EPC



BLAKE ROAD

TOTAL FLOOR AREA : 1292 sq.ft. (120.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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