



Connells

Gippeswyk Road
Ipswich



Property Description

Ideally located just moments from Ipswich mainline railway station, offering direct links to London Liverpool Street, this converted semi detached property provides five self contained apartments, making it an excellent investment opportunity for commuter led demand. Positioned on Gippeswyk Road, the property benefits from superb transport connections, close proximity to the town centre, and a large rear garden with further potential to enhance rental income.

Situated on Gippeswyk Road, just behind Ipswich Station, this converted semi detached property has been thoughtfully arranged to provide five independent apartments, comprising a mix of one bedroom flats and studio apartments. The property represents an excellent investment opportunity, with the majority of units currently tenanted and producing an immediate rental income of £35,400 a year.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The

documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Communal Entrance

The main entrance is accessed via external stairs leading to the first floor entrance hallway, featuring wood effect flooring and doors providing access to Flats 1 and 2. From the hallway there is a staircase leading to the first floor, a further staircase to the second floor, and access to the basement flat, which is reached via external steps.

Flat 1

Situated on the ground floor, this apartment comprises an open plan kitchen/lounge/diner, shower room and bedroom, with direct access to the rear garden. Currently let at £600 per calendar month.

Flat 2

Also located on the ground floor,

offering an open plan kitchen/lounge/diner, bathroom and separate bedroom, with access to the rear garden.

Currently let at £600 per calendar month.

Flat 3

Positioned on the first floor and comprising an open plan kitchen/lounge/diner, shower room and bedroom.

Currently let at £600 per calendar month.

Flat 4

First floor studio apartment with open plan living/sleeping area and bathroom.

Currently let at £575 per calendar month.

Flat 5

Second floor studio apartment offering open plan accommodation and bathroom.

Currently let at £575 per calendar month.

Agent Note- Basement

This Basement level studio is storage only currently until further planning permission is approved and comes with kitchenette and shower room.

Outside

The property benefits from a large rear garden, predominantly laid to lawn, with double gates providing vehicular access from Ancaster Road. There is potential to create off road parking, which could further enhance the rental value of the individual units.





Total floor area 175.3 m² (1,887 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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6 Princes Street
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EPC Rating: D Council Tax
 Band: A

view this property online connells.co.uk/Property/ICH312747

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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