

**To arrange a viewing contact us  
today on 01268 777400**



## Rectory Road, Ipswich Guide price £750,000

Aspire Estate Agents are delighted to present this outstanding high-yield investment property. Formerly operating as the Beautiful White House Hotel, this fully licensed 10-bedroom HMO currently generates £7,200 per month. Included in the sale is a separately accessed 2-bedroom flat, perfect for additional rental income or on-site management.

Current Rental Income: £7,200 per month  
Potential Rental Income: Up to £12,000 per month

Investment Potential:

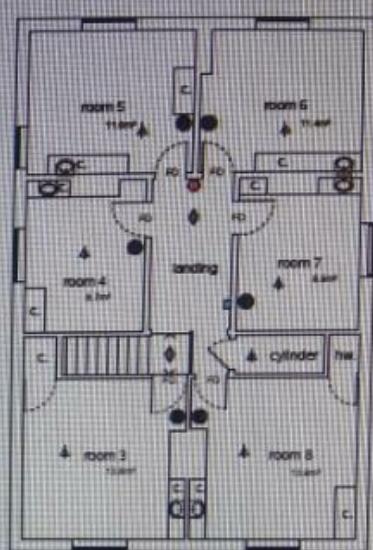
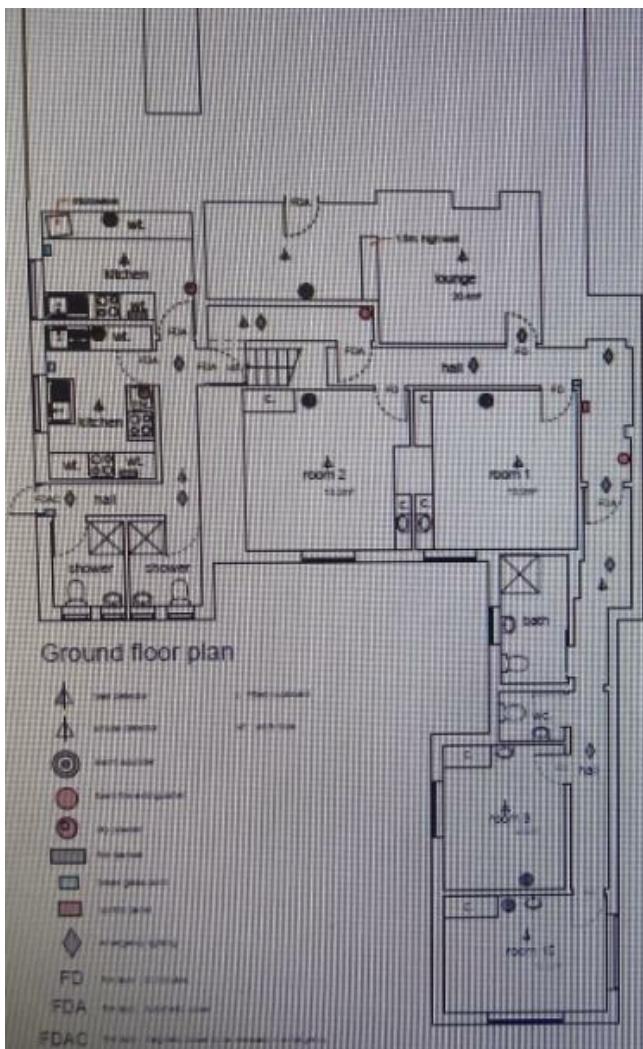
Current rental income: £7,200/month

Projected income after potential extension:  
£12,000+/month

Turnkey investment opportunity with strong future capital growth potential

The vendor is relocating overseas and is highly motivated to secure a serious buyer. All reasonable offers will be considered for a fast and smooth transaction.

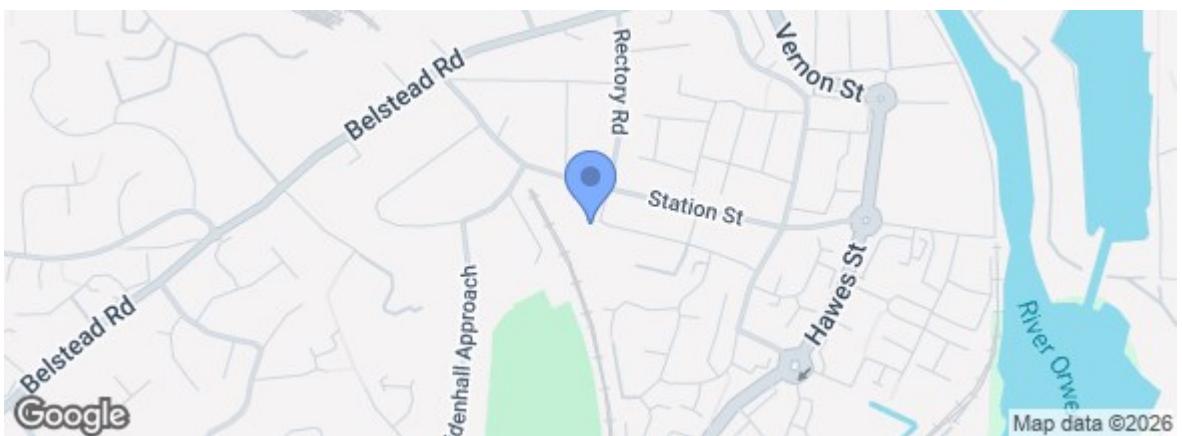
Contact Aspire Estate Agents today to arrange a viewing and explore this exceptional investment opportunity.



First floor plan

Scale bar 1:100 @ A3  
Rev. A. Updated to client  
Rev. B. Minor amendment

| Energy Efficiency Rating  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs                     |   |                         |           |
| (92 plus)   | A |                         | 87        |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E | 43                      |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not energy efficient - higher running costs                     |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |   |                         |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   | Current                 | Potential |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |



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