



17 Silent Street, Ipswich, Suffolk IP1 1TF

A unique and attractive Grade II Listed commercial/residential property with rear garden, ideal for owner-occupiers or investors - For sale with vacant possession.

Guide Price £149,500 Freehold

Ref: B349/RB



A handsome Grade II Listed freehold property, with attractive rear garden - for sale with vacant possession. Ideal for owner-occupier or investor.

- Freehold property for sale with vacant possession following Grant of Probate (which has been obtained)
- Attractive rear garden
- Grade II Listed
- Solid wood floors and beams
- Woodburners
- Commercial ground floor
- Residential first and second floor

Location

The property is located on the northern side of Silent Street which connects with St Peters Street and Falcon Street, and is within easy walking distance of Ipswich's main town centre and waterfront, whilst also being close to public car parks.

Silent Street has an attractive mix of commercial and residential properties. Neighbours include a wealth management company and Job Centre Plus.

Description

The subject property comprises an attractive three storey Grade II Listed property of brick construction with tile hung front elevation and dormer window at second floor level.

The property comprises a ground floor reception/retail area to the front, with a retail area to the rear, together with staircase access to the basement. There are double doors to an attractive rear garden with an additional former WC. To the rear of the property there are stairs leading to the first and second floor residential accommodation. On the first floor is a living room, bedroom and bathroom, comprising bath, WC and wash hand basin. On the second floor there is an open plan kitchen with mix of timber worktops and cupboards.

The residential upper parts are attractive and include several established timber beams.



The property is generally in good condition. It was subject to improved electrical installation works in 2025 and has been redecorated. It benefits from solid wood floors. There are woodburners provided on ground and first floors providing heating and an electric system providing hot water.

The property has been let to various tenants over the years including retailers, coffee shop, hairdressers, etc.

The property is ready for immediate occupation.

The Accommodation

The Accommodation extends to approximately 850 sq ft (78.9 sqm) excluding basement and comprises the following:

Basement - 143 sq ft

Ground Floor

Retail - 342 sq ft

First Floor

Living Room - 204.7 sq ft

Bedroom - 101 sq ft

Bathroom - 48.4 sq ft

Second Floor

Open plan Kitchen - 153.6 sq ft

Services

Mains electricity, water and drainage connected.

EPC

Rating = C (57)





Planning

The property is Grade II Listed. The use of the ground floor commercial element is restricted to Class E to protect the residential upper part.

Business Rates

The property is assessed as Cafe & Premises; Rateable value £5,6000 in the current rating list. Small business rates relief may be available. Further information from Ipswich Borough Council.

Council Tax

The residential element is assessed as Band A with the amount payable per annum for 2026/2027 being £1,645.50

Local Authority

Ipswich Borough Council; Grafton House, 15-17 Russell Road, Ipswich IP1 2DE; Tel: 01473 432000

Terms

The property is offered for sale freehold with vacant possession.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Viewing

Strictly by prior appointment with the agent.

Directions

What3Words: ///hidden.owner.woven



NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers and buyers identity.

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