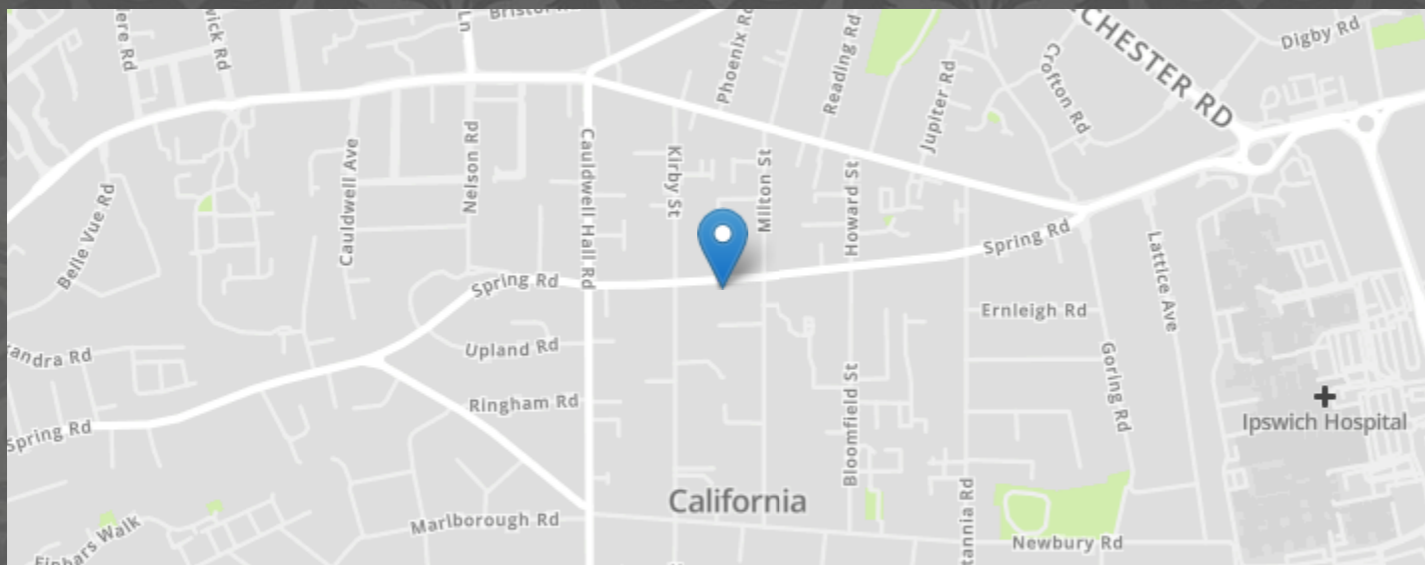


Spring Road, Ipswich



- FREEHOLD INVESTMENT OPPORTUNITY
- DOUBLE GLAZED WINDOWS
- EACH FLAT HAS OWN GARDEN
- GAS CENTRAL HEATING
- TWO ONE BEDROOM FLATS
- KITCHEN / BREAKFAST ROOM

MARKS & MANN



Spring Road, Ipswich

**** Freehold Investment Opportunity **** This house has been converted into two one bedroom flats, the ground floor flat offering from fully double glazed windows and doors, Lounge, Bedroom, Kitchen Breakfast Room, Bathroom, Rear access to private garden, first floor flat offering fully double glazed windows, Lounge, Bedroom with ensuite, Kitchen Breakfast Room, Rear garden, both flats have gas heating via radiators.

Located in the popular east of Ipswich, in the popular Copleston School catchment area and early viewing is advised.

TENANTS IN SITU - At present, the property generates an income of £1,350 a month subject to full occupancy.

£240,000

MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

Spring Road, Ipswich

Front

Tiled path to front door and entrance hall, mostly laid to lawn.

GROUND FLOOR FLAT

Lounge

3.58m x 3.78m (11' 9" x 12' 5") Double glazed window to rear, Under stairs cupboard, Radiator.

Kitchen Breakfast Room

2.57m x 3.22m (8' 5" x 10' 7") Double glazed window to side, Stainless steel sink with mixer tap and drainer, Laminated worktop with breakfast bar, A range of wall and base fitted units with cupboards and drawers, Part tiled, Built in oven, Four gas ring hob with extractor hood above, Space for fridge/freezer, Plumbing for washing machine, Tiled flooring, Radiator. Door to rear garden.

Bedroom

3.44m x 3.61m (11' 3" x 11' 10") Double glazed window to front, Radiator.

Shower Room

Double glazed window side, Low level W.C. Pedestal hand wash basin, Shower, spot lights, Tiles flooring Radiator.

Rear Garden

South facing garden, Mostly laid to lawn, Patio area Trees, shrubs, side gate.

TOP FLOOR FLAT



Communal Entrance

Front door, stairs to first floor flat.

Lounge

3.61m x 3.61m (11' 10" x 11' 10") Door to lounge, Double glazed window to rear, Radiator.

Kitchen Breakfast Room

02.58m x 3.14m (8' 6" x 10' 4") Double glazed window to rear, Stainless steel sink with mixer tap and drainer, Laminated worktop with breakfast bar, A range of wall and base fitted units with cupboards and drawers, Part tiled, oven with electric hob Space for fridge/freezer, Plumbing for washing machine, laminate flooring, Radiator. Door to rear garden.

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

Rear Garden

South facing garden, Mostly laid to lawn, tree, shrubs, side gate.

Agent Note

Rent on Ground floor flat £700.00pm

Rent on first floor flat £650.00pm

Fridge/freezer and washing machine included in both flats.

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.

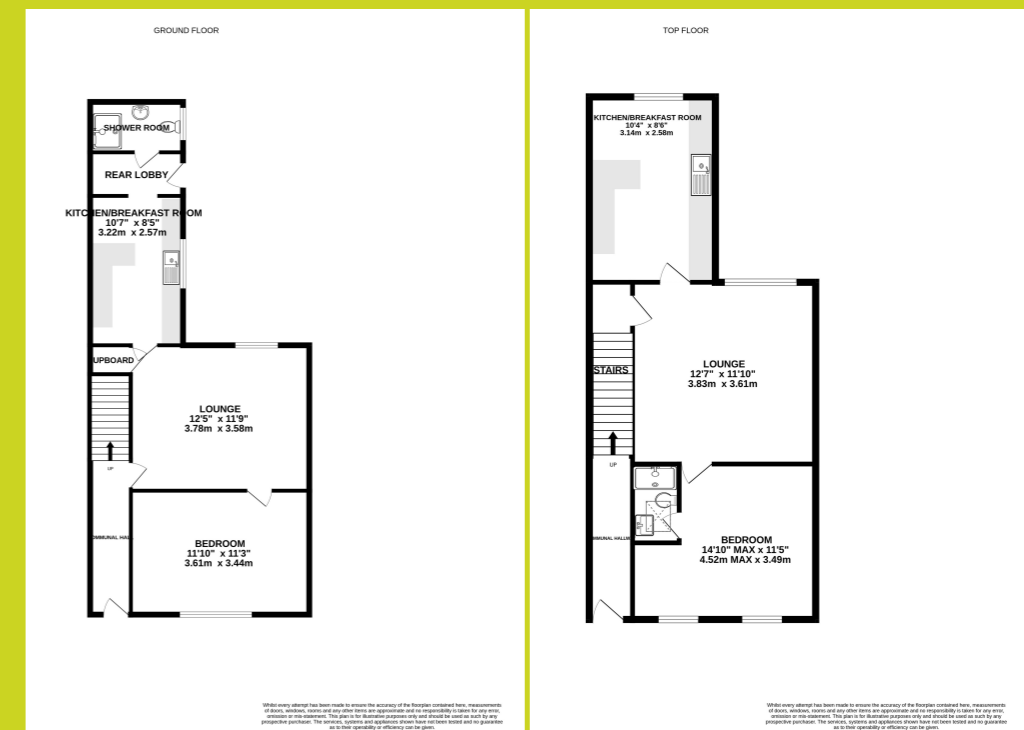
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School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

Council Tax Band

At the time of instruction the council tax band for this property is band A.



The above floor plans are not to scale and are shown for indication purposes only.