

Connells

Burrell Road
Ipswich

Burrell Road
Ipswich IP2 8AB

for sale guide price
£230,000







Property Description

A fantastic opportunity to purchase three self-contained residential units, and the freehold, conveniently located 0.2 miles from Ipswich mainline railway station which offers direct links to London Liverpool Street, Cambridge and Norwich. The apartments offer an estimated income of £25,200 per annum, and there is an option to purchase a parcel of land (comprising of two garages and three parking spaces) to the North of 70 Burrell Road, as part of separate negotiation. This would provide parking for all three flats, which could in turn increase the income potential.

Flat 1 - Currently let on periodic AST at £800pcm
Flat 2 - Currently let on periodic AST at £750pcm
Flat 3 - Currently let on periodic AST at £550pcm

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores.The rejuvenated waterfront marina is a short walk from the property, and boasts many restaurants, bars and cafes.

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 three flats are accessed by a small front garden and path leading to communal front door giving access to flat one.There are stairs to first floor and landing with front door for flat two and further stairs to flat three.

Flat 1

Entrance Hall

Wood effect flooring, intercom system, pendant light, radiator, under stairs cupboard, which has double glazed window to side and tiled floor.

Lounge

Wood effect flooring, double glazed window to front, radiator and pendant light.

Dining Room

Double glazed window to rear, wood effect flooring, radiator and pendant light.

Inner Hallway

Double glazed door giving access to front garden , laminate flooring, pendant light and access to kitchen.

Kitchen

Matching wall and base units in white gloss, wood effect work surfaces with insect stainless steel sink with hot and cold taps, white tiled splash backs, radiator, wood effect flooring, double glazed window to side, extractor fan, door giving access to further inner hallway.

Hallway To Bathroom

Laminate floor light and double glazed window to side.

Bathroom

Wash hand basin with hot and cold tap, tiled flooring and splash backs, radiator, double glazed window to rear, shower cubicle, low-level w/c and wall mounted boiler.

Bedroom One

Wood effect flooring, double glazed window to rear, radiator, pendant light and built-in storage.

Flat 2

Access via communal hallway stairs leading to first floor and door off of hall.

Entrance Hall

Intercom system, wood effect flooring, pendant light and doors to:

Lounge

Double glazed window to rear, ceiling fan and light, radiator, wood effect flooring and door giving access to kitchen.

Kitchen

Matching wall and base units, black tiled splash backs, freestanding oven, wall mounted boiler, breakfast bar, stainless steel sink with half bowl drainer and mixer tap, double glazed window to rear, space for fridge freezer, washing machine and radiator.

Bedroom One

Radiator, wood effect flooring, double glazed window to front, shelving, access via door from hall and also has a door giving access to bathroom.

Bathroom

Wood effect flooring, tiled splash backs around sink, wash hand basin with hot and cold tap, low level w/c, radiator, double glazed window to front, extractor fan and is accessed via bedroom.

Flat 3

This studio flat is accessed on the second floor.

Entrance Hall

Doors giving access to kitchen, living space and shower room.

Living Space

Wood effect flooring, pendant light and double glazed window.

Kitchen/Breakfast Room

Base level units with work surfaces inset into stainless steel sink with drainer and hot and cold taps, white tiled splash backs, space for











Total floor area 146.3 m² (1,575 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

Connells

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6 Princes Street
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EPC Rating: Exempt

Council Tax Band: A

view this property online connells.co.uk/Property/ICH312937

Tenure: Freehold

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.