



Cemetery Road, Ipswich

IP4 2HL

£ 115,000 Leasehold

**MaxwellBrown**

Independent Property Agents

Forming part of a Victorian Town house this spacious maisonette is situated within walking distance of the town centre and Christchurch Park. Accommodation includes lounge, kitchen/diner, lobby, bedroom and bathroom. The property has gas fired central heating and a private garden to the rear. Ideal for a first-time or investment buyer. Currently has tenant in-situ with a 12 month tenancy. Achievable rental of £600pcm



Panelled door to:

Entrance Hall:

With exposed brickwork, utility meters, pine door to:

Lounge: 15' x 14'5 (4.57m x 4.39m)

Exposed brick open fire place, large bay window to front, exposed pine floor, radiator, TV point, door to:

Kitchen/Diner: 11'4 x 10'6 (3.45m x 3.20m)

Newly decorated, fitted with a range of units comprising 1.5 bowl single drainer sink unit with cupboard and drawers, work surface with cupboard, drawers and space for appliances, two eye level units, vinyl flooring, radiator, window and door to rear, Lamona oven, hob and extractor fan, Baxi gas combination gas fired boiler supplying hot water and central heating, Indesit washing machine, stairs to first floor and door to rear. Utility space with shelves. Door to lobby giving access to:

Bathroom:

Suite comprising panelled bath with shower mixer tap, curtain & rail, low level WC, wash hand basin, fully tiled splashbacks over bath & basin, vinyl flooring, extractor fan.

First floor landing:

With smoke detector and door to:

Bedroom: 15' x 12' (maximum) (4.57m x 3.65m)

Exposed brick feature fireplace, radiator, window to rear, large walk-in over stairs wardrobe, airing cupboard housing lagged hot water tank with immersion heater and programmer.

Outside:

To the rear there is a large shingled and garden area enclosed by close board fencing, Concrete yard to front with steps to road level.

Services:

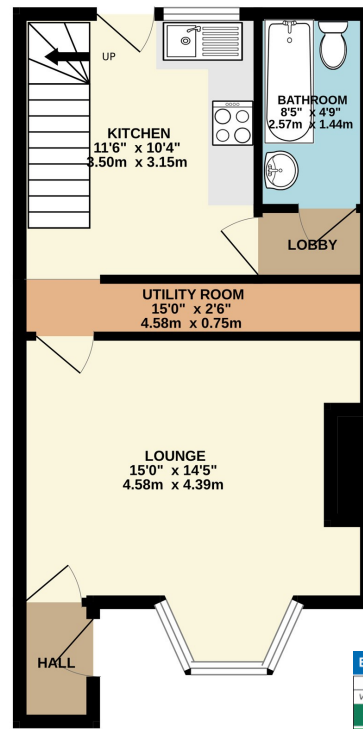
We understand that all mains services are connected to the property

Agent note:

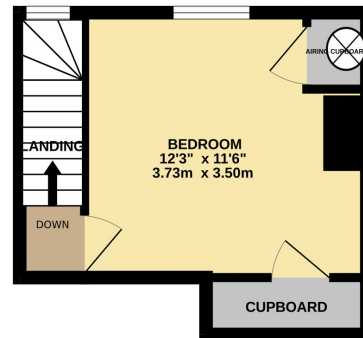
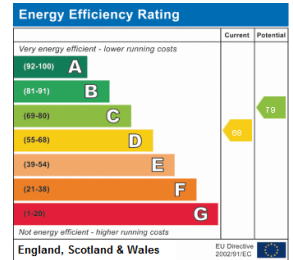
The current tenant has recently had a rent review with the rent proposed to increase to £625pcm with a new assured shorthold tenancy of 12 months. We await confirmation.

A new lease will be granted on completion of the sale to extend the current term by 90 years. A share of the freehold will be transferred on completion. No ground rent will be levied and service charge be agreed between Freeholders.

LOWER GROUND FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR  
185 sq.ft. (17.2 sq.m.) approx.



TOTAL FLOOR AREA : 590 sq.ft. (54.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

