



Back Hamlet, Ipswich, Suffolk  
£239,900

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# **A fantastic opportunity to acquire this THREE BEDROOM property, with POTENTIAL FOR EXTENSION, within walking distance to Suffolk College, Ipswich waterfront and Ipswich Town Centre.**

- 3 BEDROOM END TERRACE**
- IDEAL FIRST TIME BUYER/INVESTMENT OPPORTUNITY**
- NO ONWARD CHAIN**
- POTENTIAL FOR EXTENSION**
- OFF ROAD PARKING**
- WALKING DISTANCE TO UNIVERSITY OF SUFFOLK**
- LOCATED ON LOCAL BUS ROUTE**
- GENEROUS REAR GARDEN**
- EAST IPSWICH**
- WALKING DISTANCE TO TOWN CENTRE**

## **LOCATION**

Located in East Ipswich, the property is within walking distance of the University of Suffolk and Suffolk College. Ipswich Marina is a short stroll away and provides a waterfront filled with bars, restaurants and cafes. The property is a short walk from the nearest bus stop which provides a link to Ipswich Town centre, Ipswich Train Station and to other areas of Ipswich. The coastal town of Felixstowe and the popular town of Woodbridge is a short drive away via the A12.

## **THE PROPERTY**

The property is situated on the corner of Back Hamlet and has one off road parking space to the rear of the property but this could be increased to two spaces.

Downstairs the property comprises of Lounge, Diner, Kitchen and Shower Room.  
Upstairs comprises of three bedrooms.

There is the potential to extend to the rear of the property and into the loft subject to planning.

The property is currently being used as a four bedroom HMO and the current monthly rental income is £1795 per month.

Council Tax band: B (Ipswich)





**Lounge**  
12'1" x 10'6" (3.69 x 3.22)  
Bay window to front aspect;

**Diner**  
15'6" x 12'1" (4.74 x 3.69)  
Wood style flooring, double glazed window to rear of property, radiator and under stairs storage;

**Kitchen**  
9'10" x 7'11" (3.02 x 2.42)  
Range of eye level and base level units, space for washing machine or dishwasher, boiler, single integrated oven with hob and hood over, radiator, tiled floor, door to rear garden;

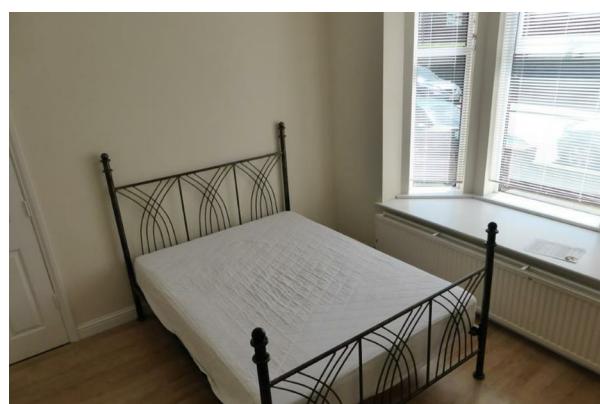
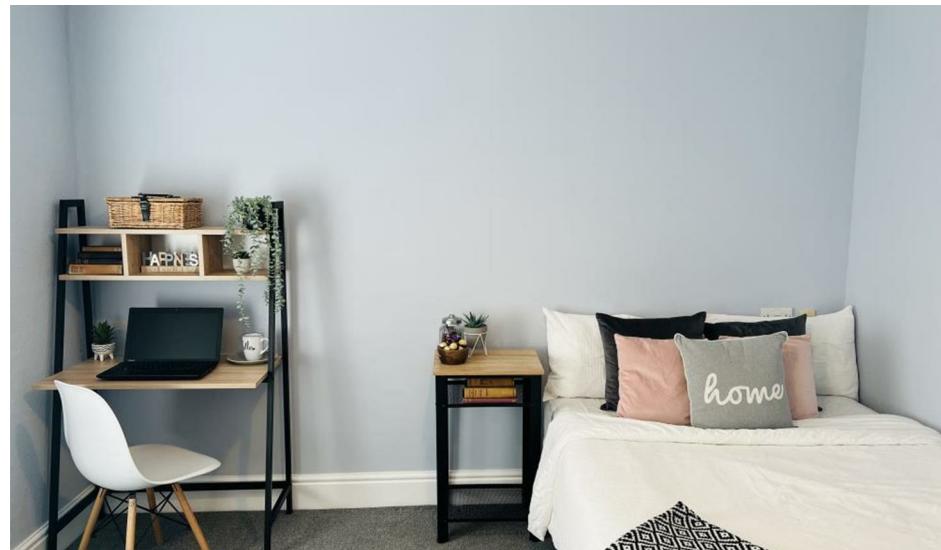
**Shower Room**  
7'11" x 4'7" (2.42 x 1.42)  
Obscured window to side aspect, low level wc, hand wash basin, single shower cubicle;

**Bedroom One**  
15'0" x 12'7" (4.58 x 3.84)  
Window to front aspect,;

**Bedroom Two**  
12'7" x 8'2" (3.84 x 2.50)  
Window to rear aspect;

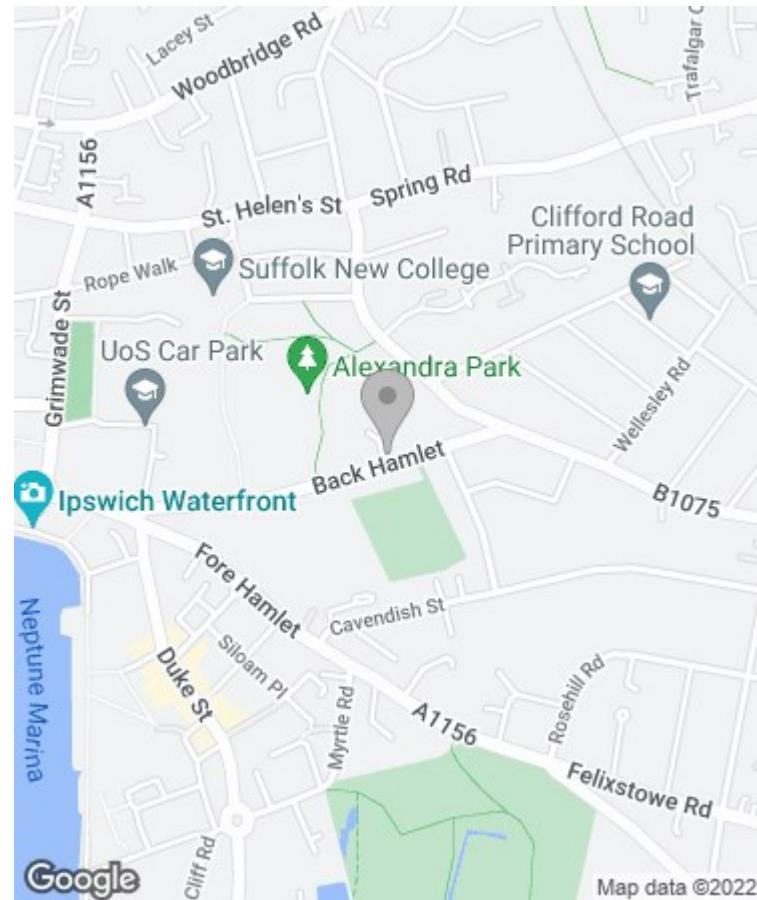
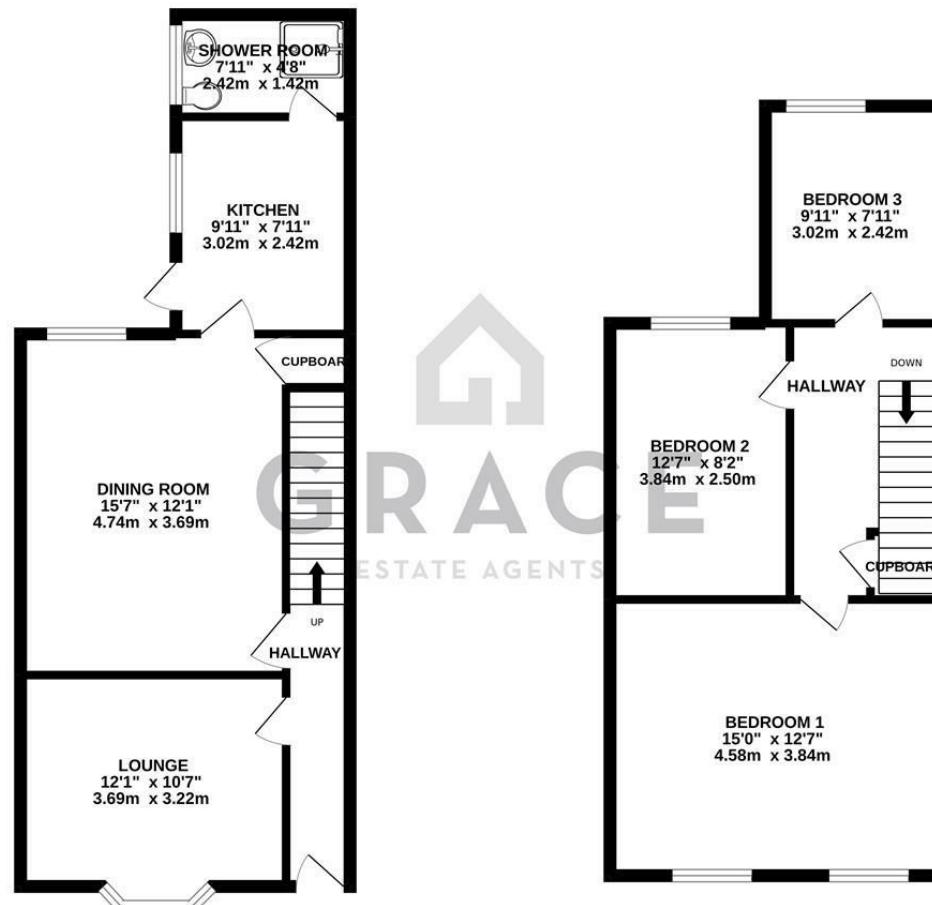
**Bedroom Three**  
9'10" x 7'11" (3.02 x 2.42)  
Window to rear aspect

**Outside**  
The front garden sits behind a knee height brick wall, the rear garden is laid mainly to lawn with a secure shed. The parking space is located to the rear of the property;



GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.

1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		61
(39-54) E		
(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		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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		

## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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