



**GRACE**  
*Estate Agents*

## Brooks Hall Road, Ipswich, Suffolk

**£275,000**



GRACE ESTATE AGENTS are delighted to present this house which has been converted into two self contained flats located on Brooks Hall Road, Ipswich, this opportunity presents a unique for both investors and those seeking a spacious residence. The property boasts five well-appointed bedrooms, providing ample space for families or groups. With three reception rooms, there is plenty of room for relaxation and entertaining, ensuring that every guest feels welcome.

The three bathrooms add to the convenience of this property, making it ideal for busy households. Each flat within the block is designed to offer comfort and functionality, catering to modern living needs. The layout allows for a variety of uses, whether you are looking to create a multi-generational home or seeking a lucrative rental investment.

Situated in a vibrant community, this property benefits from local amenities, schools, and transport links, making it an attractive option for those who value accessibility and convenience. The potential for this block of flats is immense, offering a blend of space, comfort, and opportunity in a sought-after location.

This is a rare chance to acquire a property that combines versatility with the charm of Ipswich living. Whether you are looking to invest or to create a family home, this block of flats on Brooks Hall Road is certainly worth considering.

- Investment Opportunity
- No Onward Chain
- Great Access To A12/A14
- Walking Distance To Ipswich Town Centre
- Sold In Its Entirety With The Freehold

**Guide price £275,000**

### Viewing

Please contact our Grace Estate Agents Office on 01473 747728

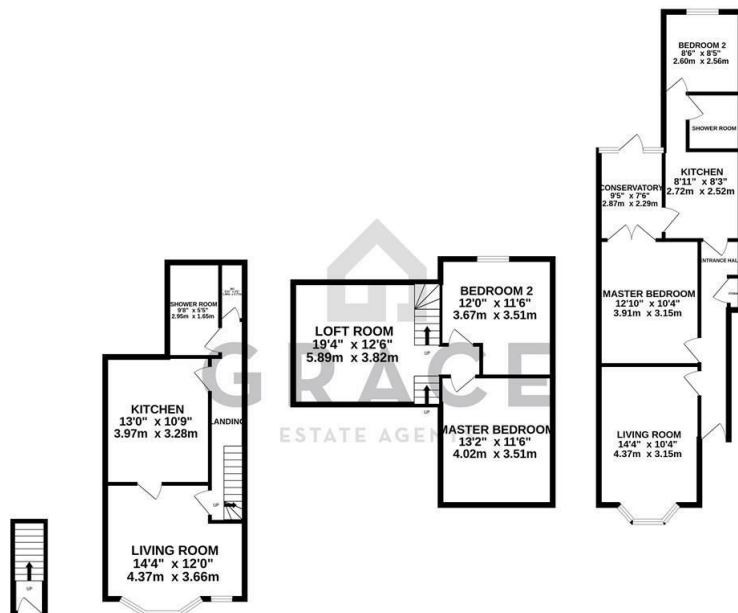
if you wish to arrange a viewing appointment for this property or require further information.

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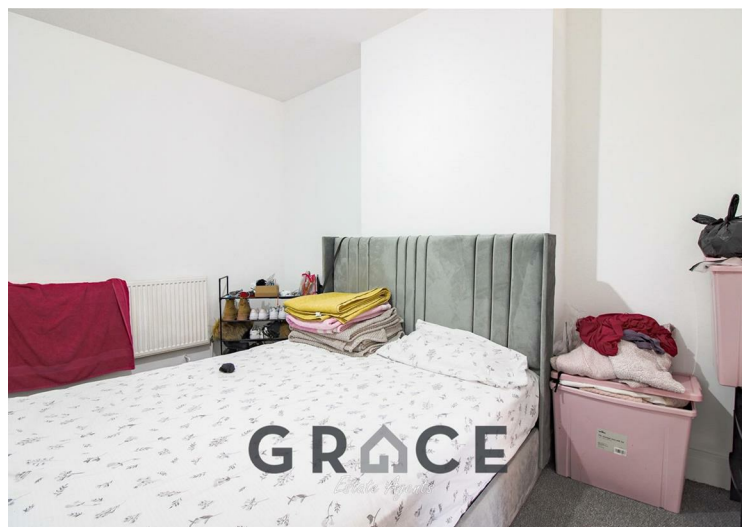
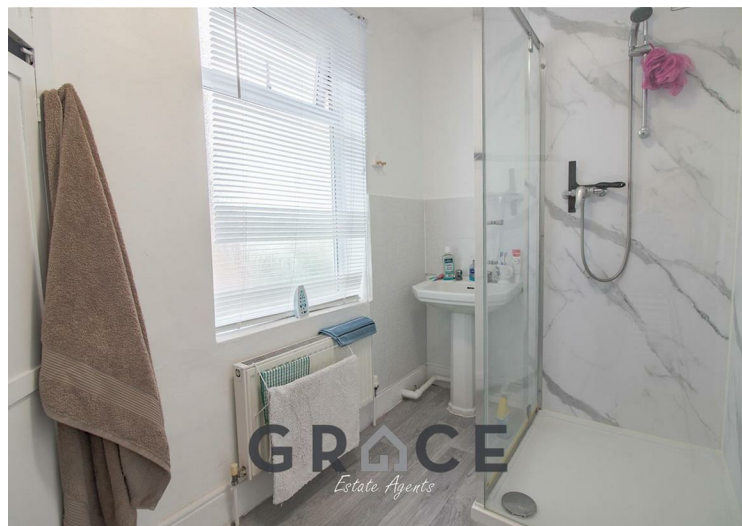
GROUND FLOOR  
1559 sq.ft. (144.8 sq.m.) approx.



TOTAL FLOOR AREA: 1559 sq.ft. (144.8 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.  
Made with Metreplan 12/05



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
|   | Current | Potential |   | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>  |         |           |
| (38-54) <b>E</b>                            |         |           | (38-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales   |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC   |         |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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