

FOR SALE



Christchurch Street, Ipswich
Asking Price Of £550,000


MARTIN & CO

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- No onward chain
- Six good sized bedrooms
- Three bathrooms / four toilets
- Split over four floors
- Excellent investment opportunity

Martin & Co are delighted to offer with **NO ONWARD CHAIN** this Mid Terrace Victorian Town House located in the popular area of Christchurch Park. This property is full of character offering the potential for an investor to split the property to **FOUR** spacious apartments or a **SIX/ SEVEN HMO** (subject to Planning)

BASEMENT APARTMENT Stairs down to porch with separate front door.

PORCH Brown carpet

LOUNGE 42' 7" x 39' 4" (13'6m x 12'2m) Carpeted with secondary glazed window and electric heater.

BEDROOM 13' 6" x 12' 2" (4.11m x 3.71m) Carpeted with secondary glazed window and electric heater

KITCHEN 12' 2" x 5' 11" (3.71m x 1.8m) Leads to garden area with lino flooring, sink and several cupboards



AIRING CUPBOARD With water tank

BATHROOM Lino flooring with sink, bath and toilet.

GROUND FLOOR With steps leading to front door

HALLWAY Carpeted with storage cupboard under the stairs.

LOUNGE/DINER 13' 6" x 12' 22" (4.11m x 4.22m) Pine flooring with secondary glazing and electric heater.

KITCHEN 13' 6" x 12' 22" (4.11m x 4.22m) Hard wood oak flooring with double glazed UVPC window and sink.

CLOAKROOM Double glazed window, sink and toilet.

STAIRS TO FIRST FLOOR Carpeted.

BEDROOM 13' 6" x 12' 2" (4.11m x 3.71m) Hard wooden floor with secondary glazing. This room also leads to a study room.

STUDY 8' 9" x 5' 11" (2.67m x 1.8m) Hard wood oak flooring with electric heater and secondary glazing windows.

BEDROOM/ RECEPTION ROOM 13' 6" x 12' 2" (4.11m x 3.71m) Hard wood oak flooring with doubled glazed windows.

ENSUITE BATHROOM Double glazed window with bath, sink and toilet.

STAIRS TO SECOND FLOOR Carpeted with airing cupboard, water tank and immersion heater.

HALLWAY Carpeted with space for a study area or walk in wardrobe, one electric heater.

AIRING CUPBOARD With water tank and immersion heater.

BATHROOM With double glazed window, sink, bath, toilet and electric radiator.

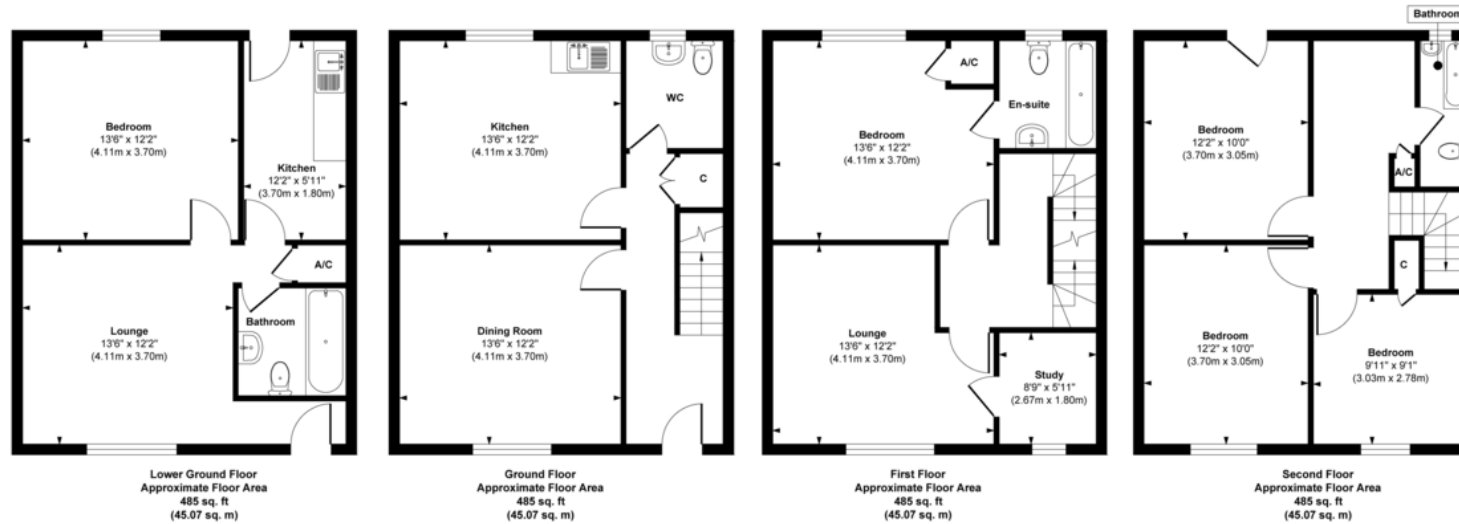
BEDROOM 12' 2" x 10' 0" (3.71m x 3.05m) Carpeted with electric heater, access to fire escape, double glazed UVPC door and windows.

BEDROOM 12' 2" x 10' 0" (3.71m x 3.05m) Carpeted, secondary glazed window and electric heater.

BEDROOM 9' 11" x 9' 1" (3.02m x 2.77m) Carpeted with secondary glazed window, electric heater and storage cupboard.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Christchurch Street, Ipswich



Approx. Gross Internal Floor Area 1940 sq. ft / 180.28 sq. m

Illustration for identification purposes only, any measurements are approximate, not to scale.

Martin & Co Ipswich

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T: • E:

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.