

## 155 Paper Mill Lane, Bramford, Ipswich, IP8 4BY

**\*GUIDE PRICE: £120,000 - £140,000 (plus fees)**



### A Victorian semi detached house to be sold subject to a Regulated Tenancy

A Victorian semi detached house presenting brick elevations under a slate roof and in an attractive village location.

Bramford is located some 3 miles to the west of Ipswich and is served by shops for everyday needs, 2 churches, a public house and has easy access to the A14 trunk road.

The accommodation comprises 2 reception rooms, kitchen, 2 bedrooms, bathroom, separate WC and benefits from a good size rear garden and ample parking space to the front.

This property is to be sold subject to a Regulated Tenancy detailed as follows:

Rent Register: R7832805

Commencement Date: 2003

Registered Fair Rent: £58.50 per week (£3,042 per annum)

### Important Note:

The property has not been inspected internally and the information given has been provided by our Client and from the Register of Fair Rents.



**Tenure:** Freehold

**Local Authority:** Mid Suffolk District Council. Tel: 01449 724500.

**Solicitors:** Womble Bond Dickinson, St Ann's Wharf, 112 Quayside, Newcastle upon Tyne, NE1 3DX. Tel: 0191 279 9139.. Ref: Lisa Marie Hill.

**Viewing:** NO VIEWINGS AVAILABLE

**Energy Performance Certificate (EPC):** Current Rating E

### Additional Fees

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £840 (£700 + VAT), payable on exchange of contracts.

**Disbursements:** Please see the legal pack for any fees and disbursements listed that may become payable by the purchaser on completion.