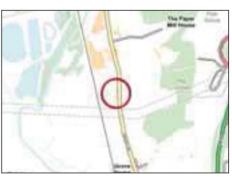
Residential Investment

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, Newecastle 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.

