



FOR SALE

Large Three Storey End of Terrace Building with Parking and Rear Garden

108 London Road, Ipswich, Suffolk, IP1 2HG

GUIDE PRICE

£400,000

FLOOR AREA

**3,301 sq ft
[307 sq m]**

IN BRIEF

- » Close to the town centre
- » Potential for alternative uses, s.t.p.
- » Guide price £400,000

LOCATION

Ipswich is the county town of Suffolk and one of the main commercial centres of the region. It benefits from good communications via the A12 and A14 dual carriageways and there is also a mainline rail link with direct services to London Liverpool Street and Norwich.

London Road is located just to the west of the town centre, within easy walking distance of all main amenities. It links onto Handford Road close to the junction with Yarmouth Road and West End Road, which in turn form part of the towns inner ring road.

DESCRIPTION

The property comprises a substantial end of terrace building of solid brick construction beneath a pitch slate roof. The property is arranged over three floors, with an additional attic room, and features twin bay windows to the front elevation.

The ground and first floor each offer three main rooms plus a kitchen and bathrooms, together with a small box room on the first floor. The lower ground floor includes two large front rooms, a communal room with rear garden access, and a utility/store room. The attic is partially converted.

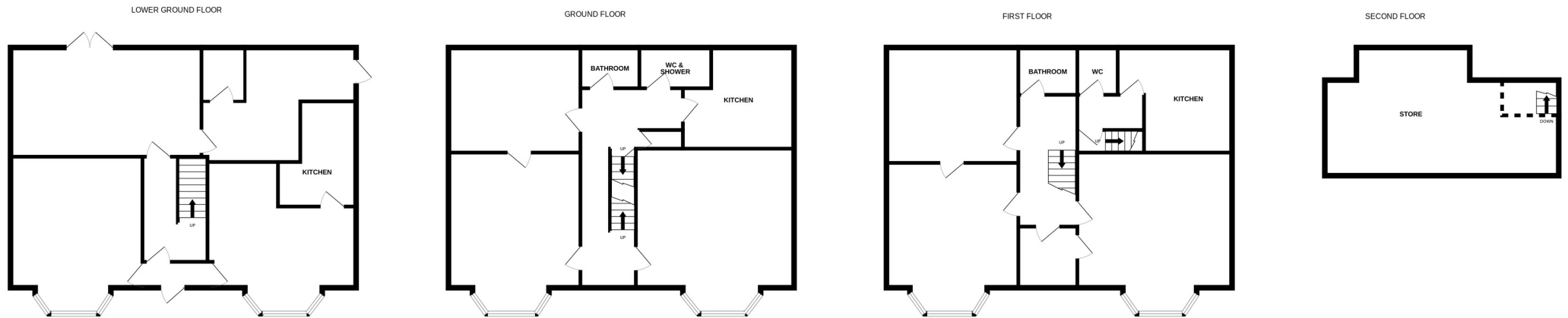
Externally, there is generous front and side parking, a rear garden, and brick built garden store. A solid brick wall encloses the garden.

ACCOMMODATION [Approximate Gross Internal Floor Areas]

» Ground Floor Total:	1,012 sq ft	[94.01 sq m]
» First Floor Total:	999 sq ft	[92.84 sq m]
» Second Floor/Attic Total:	343 sq ft	[31.89 sq m]
» Lower Ground Floor:	947 sq ft	[87.95 sq m]
» Total Net Internal Floor Area:	3,301 sq ft	[306.69 sq m]







NOT TO SCALE FOR IDENTIFICATION PURPOSES ONLY

COUNCIL TAX

The property falls within Council Tax Band D.

All interested parties should make their own enquiries to verify their liability.

PLANNING

The property has permission for use as accommodation for homeless families, prior to this the property operated as a Hotel and Guest House.

All interested parties should make their own enquiries with the local planning authority to confirm their intended use.

SERVICES

It is understood the property is connected to mains electricity, gas, water and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all those serving the property including IT and telecommunications.

LOCAL AUTHORITY

Ipswich Borough Council
Grafton House
15-17 Russell Road
Ipswich, Suffolk, IP1 2DE.
Tel: 01473 432000

ENERGY PERFORMANCE CERTIFICATE [EPC]

C (56) Rating *ref: 8533-6508-2299-6941-3778*

TERMS

Offered for sale on behalf of Ipswich Borough Council.

Offers are invited in the region of £400,000 for the freehold interest with vacant possession upon completion.

VAT position to be confirmed.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE SELLING AGENTS:

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Particulars created June 2025

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