



Blake Road, Ipswich, IP1 6EN

Rent - Guide Price £259,950

Deposit -

A spacious well presented extended semi detached house with the added bonus of a fully equipped purpose built and fully booked cattery which provides an additional income should you wish to continue the business. The property is situated in an established residential area to the north of Ipswich with excellent access to the A14 and close to regular bus services into the town centre. The accommodation offers Entrance Hall, Sitting Room, Dining Room, Kitchen, Sun Room, Utility Room, Landing, Three Bedrooms, Bathroom, Loft Room providing space for a study area/games room. The cattery area has a Grooming/Utility Room, Isolation Room and the Boarding Cattery area. This offers 3 pens with exercise area and sleeping quarters. The cattery is run by a sole trader with a net profit for 2024 - 2025 of approximately £11,500 pm. To the outside the property offers an enclosed rear garden with storage area and to the front there is off road parking for three vehicles.

- SEMI DETACHED THREE BEDROOM PROPERTY
- FULLY EQUIPPED AND FULLY BOOKED CATTERY BUSINESS TO THE REAR
- KITCHEN, UTILITY ROOM
- CATTERY COMPRISES UTILITY, ISOLATION ROOM AND THREE PENS
- DRIVEWAY PARKING FOR THREE VEHICLES
- ESTABLISHED RESIDENTIAL AREA TO THE NORTH OF IPSWICH
- ENTRANCE HALL, SITTING ROOM, DINING ROOM
- THREE BEDROOMS, BATHROOM
- ENCLOSED REAR GARDEN

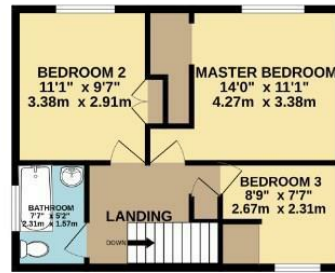


Council Tax Band: B - EPC Rating: C 70

GROUND FLOOR
852 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



BLAKE ROAD

TOTAL FLOOR AREA: 1292 sq.ft. (120.0 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.
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