

The Purple Shop | Fonnereau Road | Ipswich | IP1 3JR

Price £265,000 Freehold

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estate agents



# The Purple Shop, Fonnereau Road, Ipswich, IP1 3JR

A rare opportunity to purchase the freehold interest in the Iconic Grade II listed Purple shop located at the bottom of Fonnereau Road opposite Christchurch Park and within a short stroll to Ipswich Town centre with it's variety of shops, bus terminus, Crown pools, public houses and restaurants nearby. Currently a retail premises on the ground and lower ground level with a 2 bedroom duplex apartment on the 2 upper floors. The property does require refurbishment and updating and may be suitable for conversion into apartments subject to the necessary consents. (Please be aware the current business will be relocated).



## ENTRY IN TO SHOP

Door in to entry with further glazed door into shop.

## SHOP AREA

Carpeted flooring, windows to front and side aspect, walk way through to counter & till area, window to side aspect, storage heater, door to rear lobby and stairs down to lower level basement.



## BASEMENT

Stairs down from shop leading to lobby area and access to further rooms.

## ROOM 1

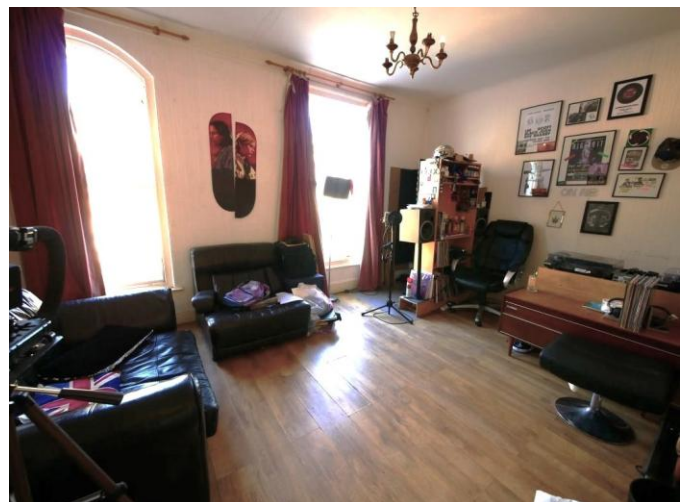
Non slip flooring, hand basin with Triton water heater, extractor fan, storage under stairs.

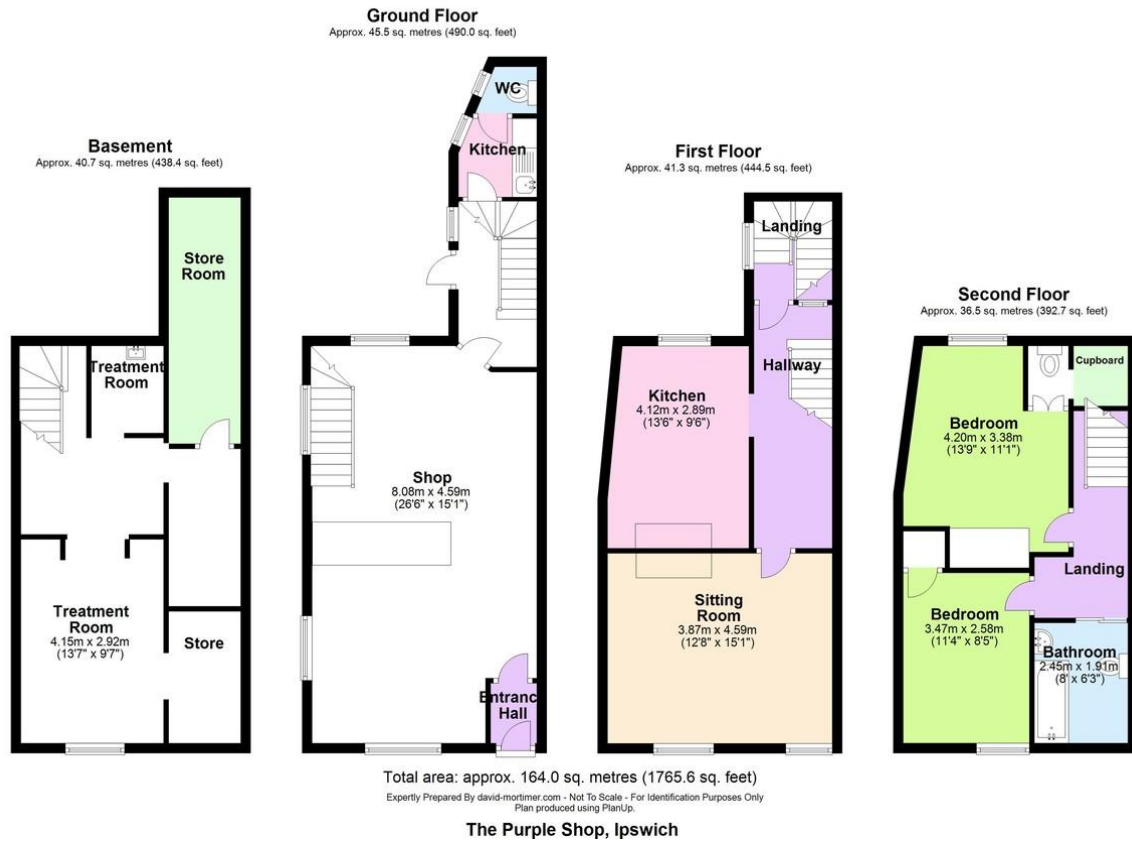
## ROOM 2

Hand basin with Triton water heater, , storage heater, window to front aspect with security railing, opening for storage, non slip flooring.

## ROOM 3

Step up, non slip flooring, sink with Triton water heater, extractor fan, storage cupboard.





## REAR LOBBY G/F LEVEL

Doorway from shop into hallway, stairs to first floor, side door to garden, hallway leads to Kitchenette with base units, stainless steel sink, Triton water heater, double glazed window to side aspect, door to cloakroom with low level WC, non slip flooring, double glazed window to side aspect.

## STAIRS

leading to first floor landing, window to side aspect on landing, glazed door with side panel into duplex apartment.

## ENTRY AREA

Laminate flooring, radiator, open tred stairs, doors to kitchen and lounge.

## LOUNGE

Laminate flooring, 2 original windows to front aspect, radiator, fireplace with gas fire.

## KITCHEN

Wall and base units with roll edge work tops, stainless steel sink and drainer, space for gas cooker,

plumbing for washing machine, radiator, under counter fridge space, corner storage unit, wall mounted gas boiler.

## STAIRS

Open tread stairs leading to second floor landing, loft hatch, doors to bedrooms and bathroom.

## BEDROOM 1

Carpeted flooring, radiator, window to rear aspect, louvered door to Cloak room with low level WC, further door into walk in wardrobe.

## BEDROOM 2

Carpeted flooring, radiator, window to front aspect, built in storage.

## BATHROOM

Comprising low level WC, wash hand basin, bath with shower over off the mains, laminate flooring, radiator, window to front aspect, floor to ceiling tiled walls

## OUTSIDE

Enclosed walled garden to the rear with gate access out to street.

## COUNCIL

Ipswich Borough Council  
Council tax band (B) £1,610.63

## SCHOOLS

St Margarets Cevap school and Northgate high school.

## SERVICES

We understand all mains services are connected.

## AGENTS NOTES

The property is a grade II listed building and is EPC exempt.



**VIEWING STRICTLY BY APPOINTMENT  
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