

Contract Lot. 1.92

By direction of the Trustees of the John Dorkin Charlty.

IPSWICH

Particulars and Conditions of Sale of

A Commodious

TOWN HOUSE

(at present used as Offices)

VIZ:

UPTON LODGE

WARWICK ROAD

Having Lounge Hall, Cloakroom, Drawing Room, Dining Room, usual Domestic Offices, 5 Bed and Dressing Rooms, Bathroom and separate W.C. Main Services. Part-walled Garden and an area of

BUILDING LAND

The whole having a total Frontage of about 310 Feet to Warwick Road.

WITH VACANT POSSESSION

A PLOT BUILDING LAND

with a Frontage of about 42 Feet to Palmerston Road.

WITH VACANT POSSESSION

TO BE SOLD BY AUCTION IN TWO LOTS BY

GARROD, TURNER & SON

AT THE GREAT WHITE HORSE HOTEL, IPSWICH

On WEDNESDAY, 10th DECEMBER, 1958

At 3 p.m.

Further copies of these Particulars and Conditions of Sale may be obtained from Solicitors, Messrs. COBBOLD, MENNEER & ARMITAGE, Tower Church, Ipswich and with an Order to View from the Auc.

The Lots described herein are sold subject to and with the benefit of all rights of way, water, light, drainage and other easements.

Any Fixtures or Fittings, the property of the last tenants, are excluded from the Sale.

PARTICULARS

LOT 1.

A COMMODIOUS

TOWN HOUSE

KNOWN AS

UPTON LODGE

WARWICK ROAD, IPSWICH

The Property which is at present used as **Offices** is well situated, within a minutes' walk of the Corporation Transport route along Woodbridge Road, and under a mile from the Town Centre.

The House is brick built, part colour washed, with a slate roof and is recessed from the road by a shingled forecourt.

The spacious accommodation comprises:—

On the Ground Floor:—

LOUNGE HALL, 13-ft. 6-in. by 12-ft. 6-in. with fireplace, gas point and deep casement windows to a Verandah.

DRAWING ROOM, 20-ft. 9-in. by 14-ft., fireplace with tiled surround, gas point and shuttered windows.

Back Hall with door to Garden.

DINING ROOM, 17-ft. 3-in. (into bay) by 16-ft. 6-in. with fireplace.

CLOAKROOM with red tiled floor and corner washbasin. W.C. adjoining with tiled floor.

The Domestic Quarters comprise: **Servants Sitting Room**, 13-ft. 8-in. by 11-ft. 10-in., with deep cupboards, fireplace and gas point.

KITCHEN, 10-ft. 3-in. by 9-ft. 6-in., with Ideal domestic boiler, sink, copper and shelving.

Scully with sink, drawers, cupboards and shelving and fitted china pantry. Large Cellars.

On the First Floor—

Main Landing and Secondary Landing with range of fitted Linen Cupboards.

BEDROOM No. 1, 21-ft. 6-in. by 14-ft. 6-in., with fireplace and gas point.

DRESSING ROOM, 13-ft. 9-in. by 11-ft. 5-in., with fireplace and gas point.

BEDROOM No. 2, an 'L' shaped room, 19-ft. 4-in. by 14-ft. with fireplace and gas point.

BEDROOM No. 3, 21-ft. 4-in. by 14-ft. 9-in., with fireplace.

DRESSING ROOM, 14-ft. 8-in. by 7-ft. 9-in.

BATHROOM with bath (geyser over), washbasin. Separate W.C. Housemaid's Closet.

All Main Services are installed.

Outside.—Is a Courtyard and a

PART-WALLED GARDEN

To the South and adjoining is an area of

BUILDING LAND

The whole having a Frontage of about 310 Feet to Warwick Road and an area in all of

1 Acre 0 Rods 33 Poles (or thereabouts).

OUTGOINGS:—Rateable value of house: £45.

WITH VACANT POSSESSION.

The Purchaser of Lot 1 will be required to erect a suitable fence on the Western Boundary dividing this land from Lot 2.

LOT 2.

A PLOT OF

BUILDING LAND

With a Frontage of about 42 Feet to Palmerston Road, and an average depth of about 125 Feet and an area in all of

28 Rods (or thereabouts).

WITH VACANT POSSESSION.

The Purchaser of this Lot will be required to erect a suitable fence on the Northern Boundary including the section abutting on to the wattle fencing as at present erected.

As will be seen from the position of 2 manhole covers, a drain from No. 170 Woodbridge Road enters the property on the Northern boundary, and runs through to Palmerston Road.

NOTE:—A Plan showing the boundaries of the Lots may be inspected at the Office of the Auctioneers, during normal business hours