



250 BRAMFORD ROAD

FROST & PARTNERS

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IPSWICH | SUFFOLK | IP1 4AU



A well presented one bedroom ground floor flat with kitchen, sitting/dining room and bathroom, together with a shared garden to the rear and off road parking for one vehicle. All located just a short walk from the centre of Ipswich.

The property benefits from gas fired central heating, double glazing throughout and a Hive system.

As you enter the property, there is a hallway with a built-in cupboard and doors to the bedroom and sitting/dining room, which has a door to the kitchen and glazed double doors overlooking and leading out to the rear garden. The kitchen has a window to the side and comprises a stainless steel sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, integrated oven with four burner hob and extractor above, space and plumbing for washing machine, space for fridge/freezer, part tiled walls, gas fired boiler and door through to the bathroom, which has a window to the side and a white suite comprising a panelled bath with shower attachment, wc and wash basin. The bedroom is a good sized room with a window to the front.



Outside, to the front, there is a driveway providing off road parking for one vehicle and a pathway leading to the entrance door and side gate, which provides access to the shared rear garden (shared with the first floor flat), which is laid mainly to lawn and bounded by panelled fencing.

Lease
83 years remaining.

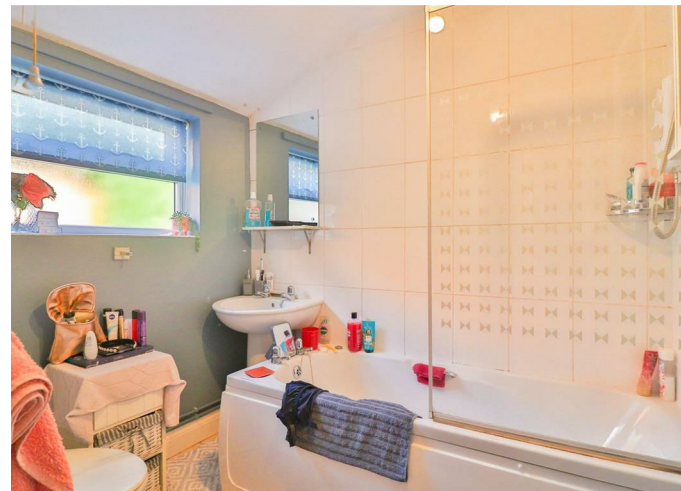
Guide Price - £135,000

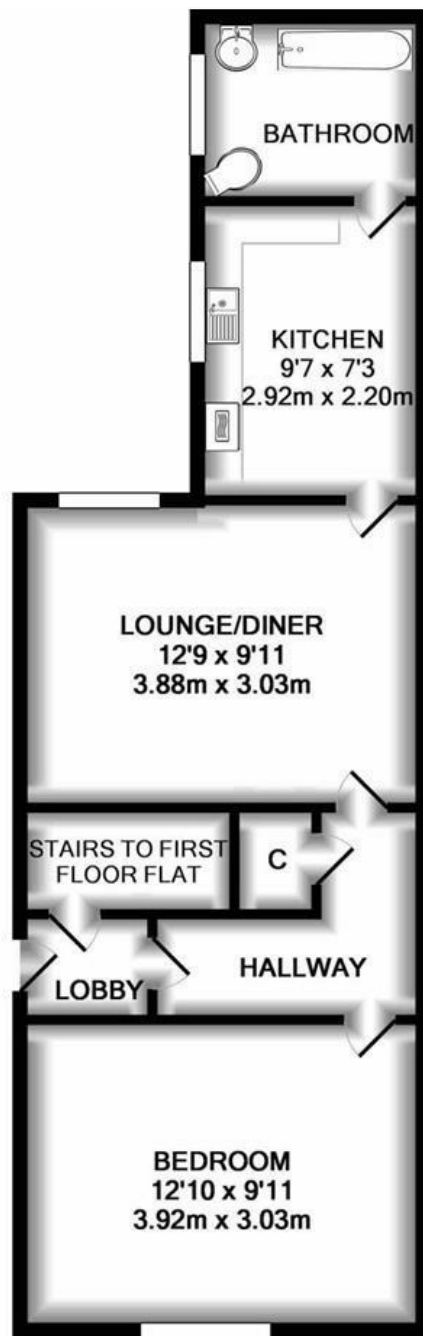
Additional Information

Tenure: Leasehold

Local Authority:

Council Tax: A





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	