



Rock Estates



407 Bramford Road

Ipswich, IP1 4BA

Guide price £200,000



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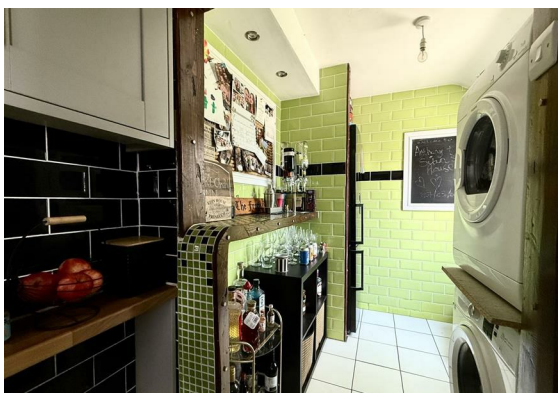
Ipswich, IP1 4BA

A well presented, semi-detached home situated in Ipswich on the popular Bramford Road.

The property comprises of two reception rooms, a modern kitchen with a utility space to the rear, whilst the first floor offers two bedrooms both with built in storage, and a family bathroom. The rear garden is predominantly west facing and benefits from ample afternoon/ evening sunshine. The garden is enclosed with wooden fencing and is predominantly laid to lawn with a spacious patio area. To the front the property has been paved with a cobbled brick hard standing.

The property is situated within walking distance to Ipswich town that offers a wide variety of local amenities including highly regarded primary and high schools, a university, supermarkets, medical and dental practices, a hospital, two theatres and Portman Road - home to the tractor boys. Away from the bustling town, Ipswich benefits from several parks, such as the well-loved Orwell Country Park, along with numerous recreational facilities. The town also benefits from a mainline railway station offering direct services to London Liverpool Street, with an average journey time of around 1 hour and 15 minutes.

Early viewing is highly recommended of this well proportioned property that would make a fantastic first-time purchase or addition to a growing rental portfolio.





Front

Block paved. Front door leading to:

Entrance Hall

Stairs to first floor. Door to:

Dining Room

12'9" x 10'11" (3.91 x 3.35)

Double glazed window to front. Laminate flooring. Electric fireplace. Under stairs storage cupboard. Coving. Radiator. Door to:

Living Room

16'0" x 11'0" (4.88 x 3.36)

Double glazed window to rear. Laminate flooring. Two wall lights. Spotlights. Coving. Radiator. Door to:

Kitchen

12'5" x 6'0" (3.81 x 1.83)

Double glazed window to side. Range of wall and floor mounted units and drawers. Oak effect worktop. Inset stainless steel sink. Gas hob. Integrated oven. Tiled floor and walls. Opening to:

Utility

6'6" x 6'0" (2.00 x 1.83)

Space and plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Tiled walls and floor. Part glazed door to rear garden.

Landing

Loft hatch. Doors to:

Bedroom One

14'4" x 12'0" max (4.37 x 3.66 max)

Two double glazed windows to front. Two built in wardrobes and drawer unit. Laminate flooring. Coving. TV Ariel point. Spotlights. Radiator.

Bedroom Two

10'11" x 8'7" (3.35 x 2.62)

Double glazed window to rear. Built in wardrobe and drawer unit. Laminate flooring. Coving. Spotlights. TV Ariel point. Radiator.

Bathroom

Double glazed window to rear. Bath with shower attachment over. Pedestal hand wash basin. Low level W.C. Tiled walls and floor. Spotlights. Airing cupboard with storage space and housing wall mounted boiler.

Rear Garden

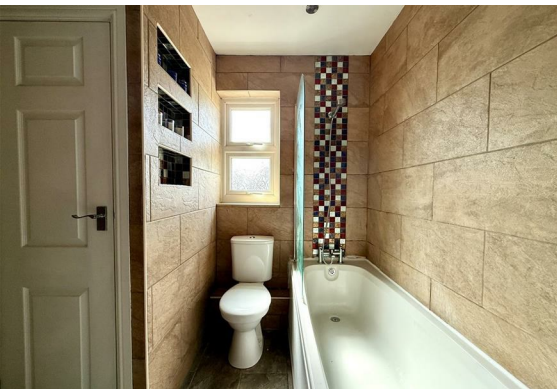
The sizeable rear garden has a paved patio area perfect for entertaining along with a large laid to lawn area. There are two timber sheds currently used for storage, outside tap and light. A wooden gate to the side provides access to the front of the property.

Agents Note

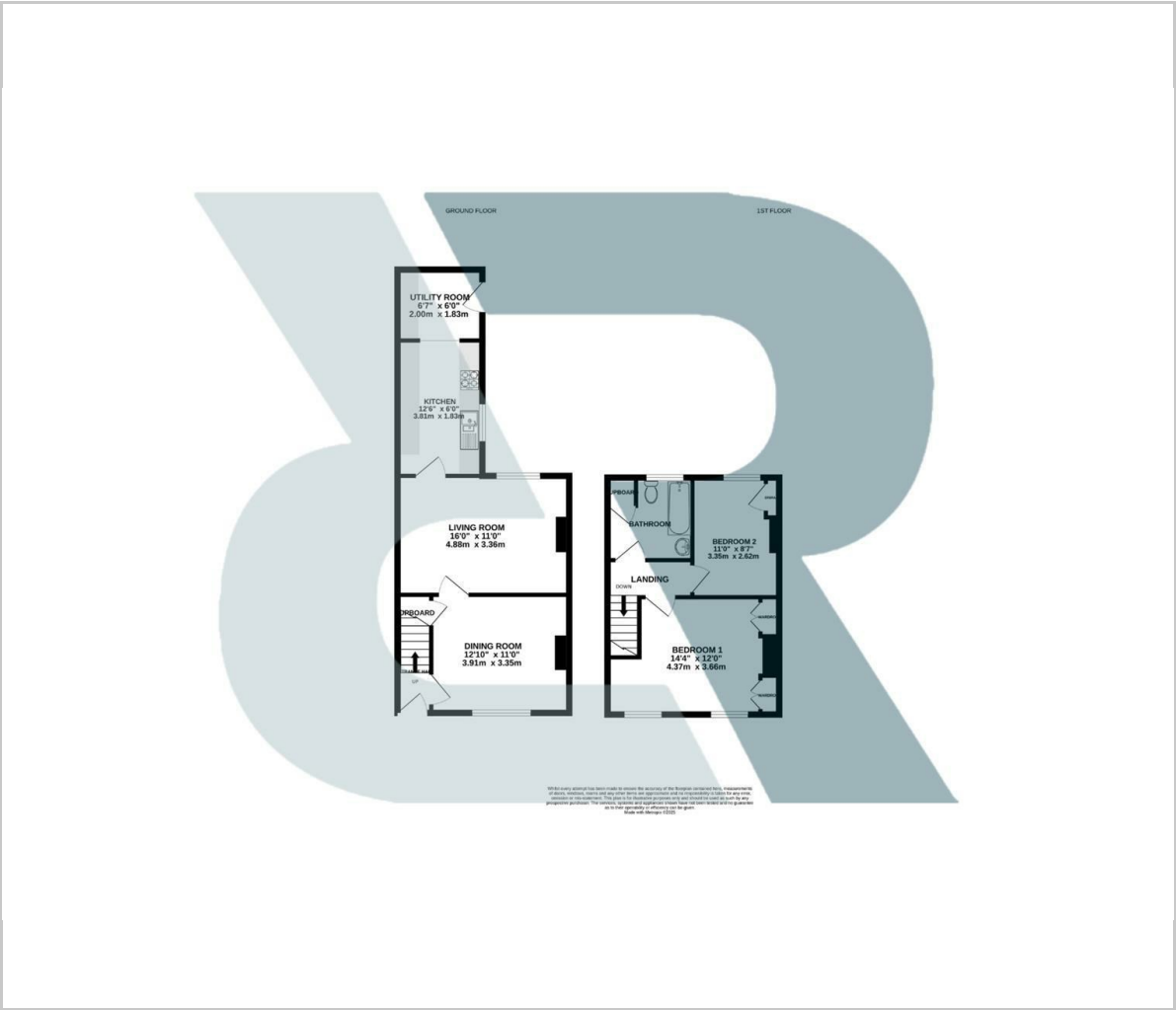
The property is fully double glazed and benefits from gas central heating.

The property is on mains water, drainage and electrics. There is access to the loft which is boarded with light connected.

The current vendors use their block paved front garden as a parking space for 1 vehicle.



Floor Plan



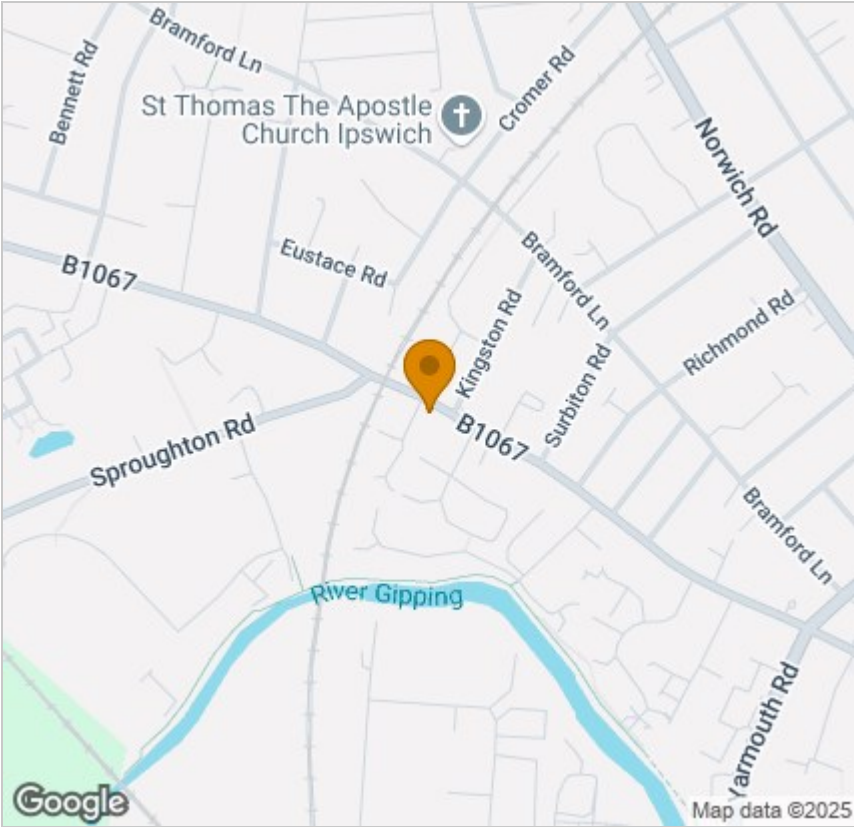
Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

