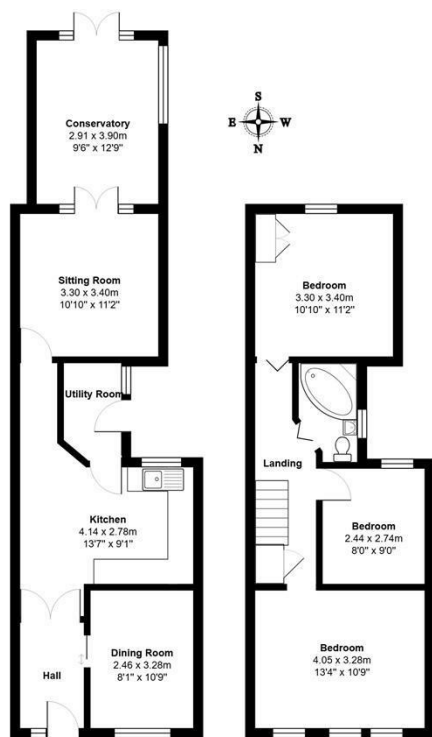
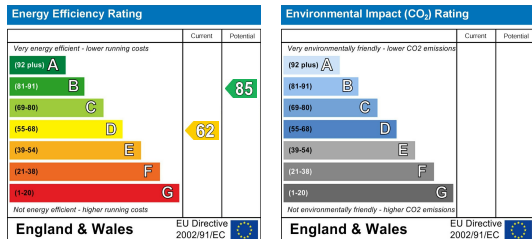




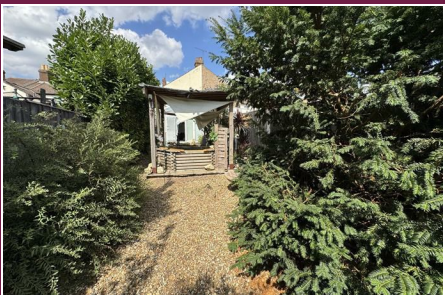
Total Area: 98.1 m² ... 1056 ft²



521 Bramford Road, Ipswich IP1 5AU

£230,000

A WELL PRESENTED 3 bedroom SEMI DETACHED house situated on the western fringes of Ipswich with easy access to local supermarkets and A12/14. The property benefits from a MODERN KITCHEN, utility, lounge & dining room, 1st floor bathroom, conservatory, double glazed windows, gas central heating, off road parking and good sized rear gardens.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

521 Bramford Road, Ipswich, IP1 5AU

Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

ENTRANCE HALL:

Light and airy, radiator, sliding door to dining room and double doors through to kitchen.

DINING ROOM/STUDY: 10'7 x 8 (3.23m x 2.44m)

Double glazed window to front and an electric heater.

KITCHEN: 10'9 x 8'8 (3.28m x 2.64m)

Double glazed window to rear. Range of high gloss wall and base units, drawers, worktops, sink and drainer, space for appliances, tiled splash backs, breakfast bar, door to utility and lounge. Stairs with storage under.

UTILITY:

Double glazed door to outside. Double glazed window to side, space for appliances, Baxi combi boiler and a radiator.

LOUNGE: 11 x 10'8 (3.35m x 3.25m)

Double glazed doors opening to the conservatory and a radiator.

SUN ROOM/CONSERVATORY: 13 x 9'6 (3.96m x 2.90m)

Brick base, pitched glass roof and a radiator.

1st FLOOR LANDING:

Electric heater, loft access, cupboard, doors off.

BEDROOM ONE: 13'2 x 10'6 (4.01m x 3.20m)

Double glazed window to front and a radiator.

BEDROOM TWO: 11'2 x 10'8 (3.40m x 3.25m)

Double glazed window to rear, built in wardrobe and a radiator.

BEDROOM THREE: 9 x 8'8 (2.74m x 2.64m)

Double glazed window to rear and a radiator.

BATHROOM:

Double glazed window to side. Corner bath with an electric shower over, W.C, hand wash basin, tiled walls and towel radiator.

OUTSIDE:

To the front the block paved driveway provides off road parking. A side passage leads to the rear garden with access via a gate.

The southerly facing rear garden is over 100ft. with an area of artificial lawn, shingle and range of mature shrubs. There is a summer house on a concrete base and large metal shed to the rear. New fence installed end of September 2025.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

