

# Foxhall



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## Bramford Lane

Ipswich, IP1 4DR

Guide price £170,000



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NO ONWARD CHAIN - NEWLY REFURBISHED - RE-WIRED - NEW CENTRAL HEATING SYSTEM - NEW KITCHEN - NEW BATHROOM - PERFECT FIRST TIME BUY OR INVESTMENT PURCHASE

\*\*\*Foxhall Estate Agents\*\*\* are delighted to offer this recently refurbished two double bedroom house in a popular North / West Ipswich location. Located within walking distance to Ipswich town centre, mainline train station, local bus routes and plenty of local amenities including supermarkets.

The property comprises of a lounge, kitchen/breakfast room, inner lobby and bathroom downstairs. Upstairs there is a landing are two good size double bedrooms. To the the rear there is a low maintenance rear garden with large patio area and secure gated rear access.

The current owners within the last year have re-wired the property, had a new central heating system installed, a new kitchen, bathroom and front door along with flooring and redecoration through.

The town of Ipswich offers a range of amenities including schools, university, independent and high street shops, hospital, theatres & cinemas, vast selection of restaurants & bars, beautiful parks such as the historic Christchurch Park and the popular Orwell Country Park as well as many more recreational and educational facilities. The town centre homes the mainline railway station which provides direct links to London Liverpool Street and where you can also find the beautiful Ipswich Marina which has undergone extensive redevelopment over the years to create a wonderful vibrant waterfront

which is lined with restaurants, cafes, galleries and shops.

## Lounge

11'7" x 10'4" (3.54 x 3.15)

Front aspect upvc front door (new 2024) into the lounge, front aspect double glazed window, radiator, laminate flooring, 2x double electric sockets, sliding door through to the kitchen.

## Kitchen

11'10" x 9'2" (3.63 x 2.81)

Base & eye level units, square edge work tops, breakfast bar, integrated electric oven and gas hob with stainless steel extractor over, integrated stainless steel sink & drainer, tiled splashbacks. Rear aspect double glazed window, 2x under stairs storage cupboards, radiator, laminate flooring, 5x double electric sockets. Sliding door to the stairs and open through to the lobby/utility area.

## Lobby/Utility

Worktop with plumbing, drainage and double electric socket for a washing machine, side aspect upvc door to the back garden, rear aspect door to the bathroom, tiled flooring.

## Bathroom

6'2" x 5'5" (1.9 x 1.67)

Panel bath with stainless steel mixer taps, shower attachment and glass shower screen, hand wash basin into vanity unit, low level w.c, heated towel rail, side aspect frosted double glazed window, tiled walls, tiled flooring.

## Landing

Stainless steel hand rail, rear aspect door to bedroom one, side aspect door to bedroom two, carpeted flooring.

### Bedroom One

11'8" x 10'5" (3.57 x 3.2)

Front aspect double glazed window, radiator, carpeted flooring, 2x double electric sockets, loft hatch.

### Bedroom Two

11'9" x 7'8" (3.59 x 2.34)

Rear aspect double glazed window, radiator, carpeted flooring, over stairs airing cupboard housing the combi boiler, 2x built in cupboards/wardrobes, 2x double electric sockets.

### Garden

Enclosed to panel fencing the garden is mainly laid to patio with an area of lawn. There is secure gated rear access, a brick built lean to storage area, outside electric socket and an outside tap.

### Agents Note

Tenure - Freehold

Council Tax Band - A





Road Map



Hybrid Map



Terrain Map



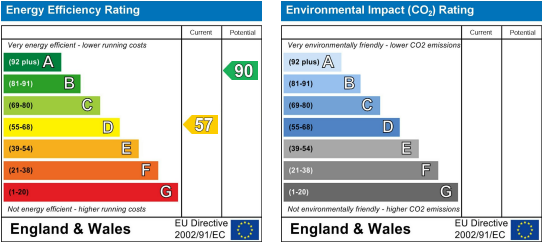
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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