



Ravens Lane, Bramford,  
£270,000



- VILLAGE LOCATION
- SEMI DETACHED BUNGALOW
  - CHAIN FREE
  - TWO BEDROOMS
  - EXTENDED
  - CONSERVATORY
  - DOUBLE GLAZING
- GAS TO RADIATOR HEATING
  - GARAGE
- GOOD SIZED DRIVEWAY



**CHAIN FREE:** A brilliant opportunity to acquire this extended two bedroom semi detached bungalow set out over one level, located in the popular village of Bramford close to a local convenience store and amenities.

**PROPERTY:**

This two bedroom semi detached bungalow is located in this lovely location in the village of Bramford close to a local small supermarket and amenities. The property is set out over one level and has been extended to the rear with a single storey extension allowing for a sizeable kitchen. There has also been the addition of a conservatory. The property has had a shower unit fitted with bathroom improvements, whilst double glazing and gas to radiator heating exist for comfort. The accommodation now comprises:- recessed entrance porch. entrance hall, living room, kitchen, bathroom, two bedrooms and a conservatory. Outside there are both front and rear gardens, whilst a long driveway provides more than ample off road parking and access to the detached garage.

Council Tax: Band B  
Mid Suffolk



## LOCATION:

Bramford village itself is situated on the western outskirts of Ipswich and offers a variety of amenities including a parade of shops, public house, health spa and Golf course. This coupled with the scenic countryside river walks makes the village of Bramford one of Ipswich's most sought after areas. While offering the idyllic countryside lifestyle, Bramford is a short distance away from Ipswich Town Centre and is easily accessible to the A12/A14 making it an ideal commuter location.

## ENTRANCE HALLWAY:

Access via recessed entrance porch and double glazed entrance door to:- Radiator, wall mounted thermostat, built in airing cupboard and built in cupboard.

## LIVING ROOM:

18'0 x 10'11 (5.49m x 3.33m)  
Double glazed window to front elevation, radiator, brick fire surround with gas fire (not tested), brick style hearth and two wall light points.

## KITCHEN:

15'5 x 8'0 (4.70m x 2.44m)  
Double glazed window to side and rear elevations, wall mounted gas boiler, radiator, stainless steel single drainer sink unit inset to work surface with cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching cupboards, tall standing storage cupboard, space for washing machine, space for cooker and part glazed door to:-

## CONSERVATORY/GARDEN ROOM:

11'3 x 10'4 (3.43m x 3.15m)  
Polycarbonate roof, double glazed window to side and rear elevations, double glazed frosted door to garden and radiator.



### **BATHROOM:**

7'4 x 6'5 (2.24m x 1.96m)

Double glazed frosted window to side elevation, heated towel rail, low level WC, pedestal wash hand basin, oversized shower unit with Mira shower and shower screen. tiled splashbacks and drop light switch.



### **BEDROOM ONE:**

13'7 x 11'4 (4.14m x 3.45m)

Double glazed window to one elevation and radiator.



### **BEDROOM TWO:**

8'0 x 6'11 (2.44m x 2.11m)

Double glazed window to front elevation, radiator and fitted wall to wall cupboards with sliding doors.



### **FRONT GARDEN:**

Open plan lawned area, well stocked established flower beds, tarmacadam driveway to garage and access to rear garden.

### **REAR GARDEN:**

Laid mainly to lawn, outside water tap, slate chippings, flower beds, paved areas and side pedestrian access.

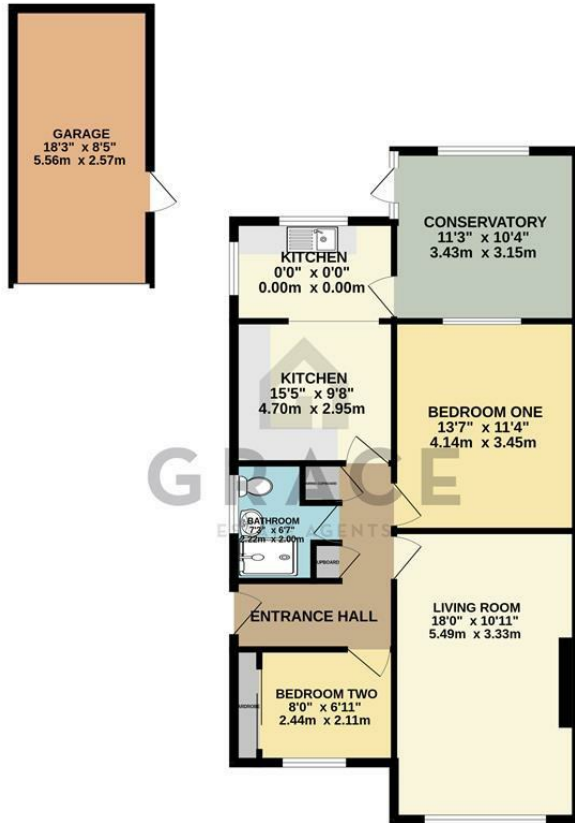
### **GARAGE:**

18'3 x 8'5 (5.56m x 2.57m)

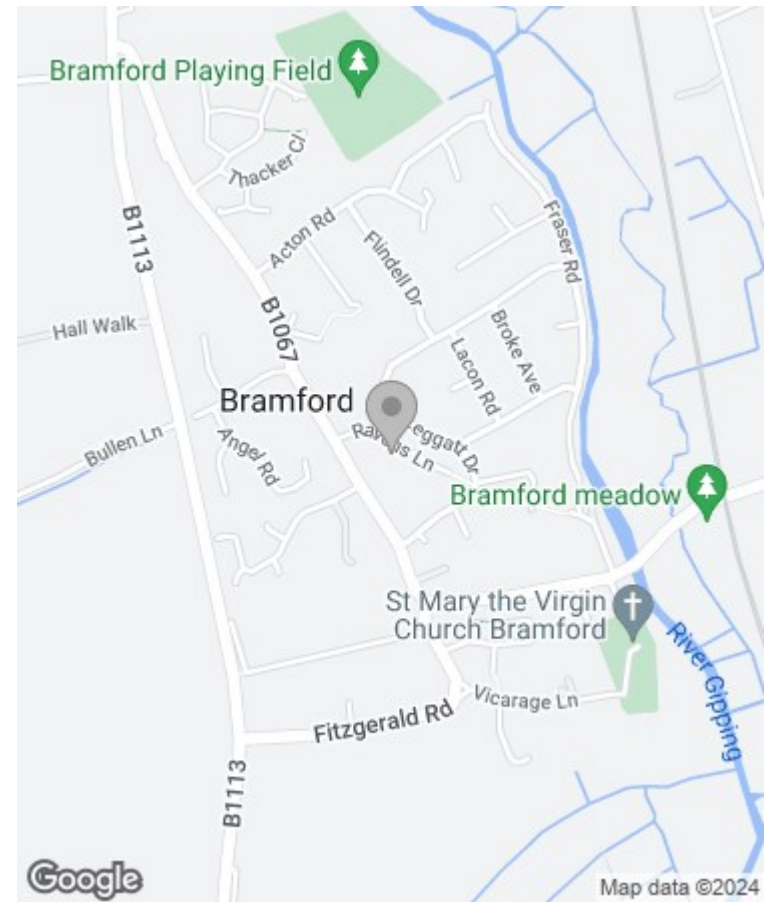
Detached, brick built with up and over door, double glazed window to side elevation, personal door to garden, power and lighting.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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