






Paper Mill Lane, Bramford,  
£195,000

 3  1  1  E



- **VILLAGE LOCATION:**
- **THREE GOOD SIZED BEDROOMS**
  - **23'8 LOUNGE/DINER**
- **STORAGE ROOM/OFFICE AREA**
  - **GARDEN ROOM**
- **MODERNISATION REQUIRED**
  - **DRIVEWAY**
  - **GARAGE**
- **NON ESTATE LOCATION**
  - **CHAIN FREE**



**CHAIN FREE:** A brilliant opportunity to acquire this well proportioned three bedroom established house with driveway and garage located in this non estate village location with access to local facilities and A12/A14.

#### **PROPERTY:**

**CHAIN FREE:** A fantastic opportunity to acquire this established three bedroom semi detached house located in the lovely village of Bramford. This well proportioned property is located in this non estate location with access to both the Sroughton junction and the Copford interchange with A12/A14 access. The residence will require a degree of modernisation and will ideally suit a buyer looking to stamp there identity onto a blank canvass. The accommodation comprises:-entrance hall/lobby, lounge/diner, storage room/office area, kitchen, bathroom and garden room. The first floor leads from landing with three good sized bedrooms. Outside there is a front garden, driveway for vehicles and garage. The rear garden is of good size.

Council Tax: Band C  
Mid Suffolk





## LOCATION:

Bramford offers village stores and post office, a public house, pharmacy and primary schooling. The county town of Ipswich is approximately three miles distance offering a wide range of shopping and recreational facilities including mainline railway link to London's Liverpool Street. The A14 trunk road offers access in an easterly direction to the A12, Ipswich and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and onto the Midlands.

## ENTRANCE HALL/LOBBY:

3'5 x 3'0 (1.04m x 0.91m)

Double glazed frosted entrance door to:- Starflight to first floor landing and part glazed door to:-

## LOUNGE/DINER:

23'8 x 3'0 (7.21m x 0.91m)

Double glazed window to front elevation, fire surround with open fire place, radiator, wall mounted gas fire and door to:-

## STORAGE ROOM/OFFICE AREA

11'9 x 3'11 (3.58m x 1.19m)

Window to side elevation.

## KITCHEN:

9'5 x 8'0 (2.87m x 2.44m)

Stainless steel sink unit with cupboards under, floor standing cupboards and drawers with work tops, space for cooker wall mounted cupboards, space for cooker, radiator, window to side and frosted glazed door to side.

## BATHROOM:

7'7 x 6'11 (2.31m x 2.11m)

Radiator, low level WC, pedestal wash hand basin, tiled splashbacks, panel bath and frosted window to side elevation.

## REAR GARDEN ROOM:

9'4 x 8'3 (2.84m x 2.51m)

Sliding doors, space for washing machine and window to side elevation.

## LANDING:

8'7 x 2'11 (2.62m x 0.89m)

Window to side elevation and doors to bedrooms.





**BEDROOM ONE:**

14'0 x 10' (4.27m x 3.05m)

Double glazed window to front elevation, radiator, wash hand basin with vanity unit and cupboard under and a range of fitted wardrobes with storage space above.

**BEDROOM TWO:**

13'0 x 9'1 (3.96m x 2.77m)

Double glazed window to rear elevation, radiator and built in airing cupboard.

**BEDROOM THREE:**

9'5 x 8'4 (2.87m x 2.54m)

Window to rear elevation and radiator.

**FRONT GARDEN:**

Lawned area behind a brick retaining wall with path to front door. Driveway to side giving access to garage.

**REAR GARDEN:**

Paved patio and lawned garden.

**GARAGE:**

Detached with up and over door and two windows to garden.



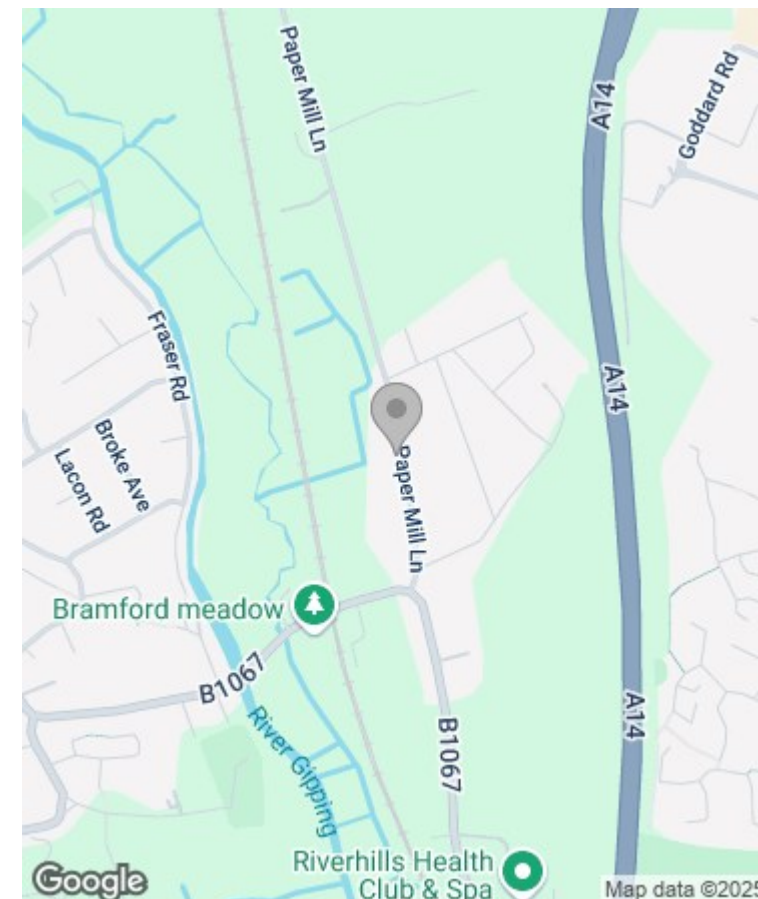




TOTAL FLOOR AREA: 1017 sq.ft. (94.5 sq.m.) approx.

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 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.

Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.