



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



### 19a The Street

Bramford, Ipswich, IP8 4DU

**Guide price £160,000**



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## Description

A recently renovated first floor apartment, close to all the local amenities and Riverside walks, situated to the west of Ipswich, the County Town of Suffolk. The property now benefits from a new kitchen, bathroom, fitted carpets and lino. There is also gas central heating and double glazing and the property has its own off road parking.

## Kitchen

8'4 x 7'10 (2.54m x 2.39m)

Double glazed window to rear and half glazed door to side. Shaker style units incorporating stain less steel sink unit and single drainer with cupboard under, adjacent work tops with cupboards under and built in four ring gas hob and oven under and extractor fan above. Range of eye level units, breakfast bar and radiator. Archway to

## Sitting Room

16'4 x 14'1 (4.98m x 4.29m)

Full height double glazed window to rear with an attractive red brick fireplace and radiator.

## Inner Hall

8'5 x 4'1 (2.57m x 1.24m)

Fitted shelving with plumbing for washing machine and space for tumble dryer

## Bedroom One

14 x 11'10 (4.27m x 3.61m)

Double glazed window to front and radiator.

## Bathroom

7 x 6'3 (2.13m x 1.91m)

Double glazed window to rear, panelled bath with shower attachment, low level wc and vanity unit with sink unit. Heated chrome towel rail and radiator.

## Bedroom Two

9'6 x 7 (2.90m x 2.13m)

Double glazed window to front, access to loft and radiator.

## Bedroom Three

9'6 x 6'9 (2.90m x 2.06m)

Double glazed window to front, access to loft, wall mounted gas fired boiler and radiator.

## Outside and Gardens

Access is obtained by a pair of large double wooden gates into a communal area and parking for one vehicle.

## Location

Bramford is popular riverside village which enjoys river walks, location to the west of Ipswich with excellent road links to either the A12 or A14. It also has easy access to the mainline railway at Ipswich with its direct route into Liverpool St. The village itself offers excellent facilities, including co-op, pharmacy and two takeaways. A short drive into Ipswich offers further facilities and recreational facilities as well as a rejuvenated waterfront and Marina.

## Services

Mains drainage, electricity, gas and water are connected to the property.

## Tenure

Leasehold- We understand there is a brand new lease being prepared.

## Service Charge

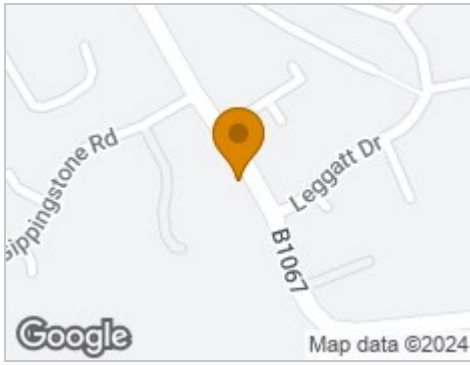
To be confirmed

## Ground Rent

To be confirmed.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

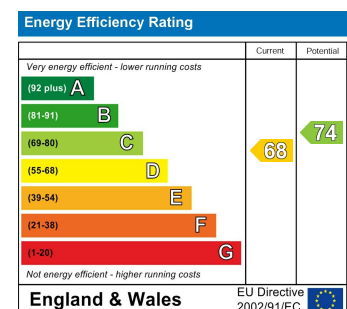


## Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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