



## 4 Bramhall Close, Ipswich, IP2 9QX

**£280,000**

Located on the popular Belstead Hills development this spacious three bedroom semi detached house includes living room, dining area, kitchen, first floor family bathroom, gardens to front and rear, garage and ample off road parking.

### 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.





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### 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.

### DOUBLE GLAZED FRONT DOOR & WINDOW:

leading too..

### ENTRANCE HALL:

Double glazed window to front, radiator, stairs to first floor and doors to ..

### LOUNGE: 12'11" x 11'0" (3.94 x 3.37)

Double glazed window to front, radiator, gas fire, TV point, and opening to ...

### DINING ROOM: 9'10" x 10'3" (3.01 x 3.13)

Double glazed patio doors to rear aspect, radiator.

### KITCHEN: 8'2" x 11'3" (2.51 x 3.45)

Including a fitted kitchen which is made up from various wall and base level units, double glazed window to rear aspect, door to garden, sink and drainer, part tiled walls, gas and electric cooker with hood, plumbing for washing machine and dish washer, space for fridge/freezer, under stairs cupboard, tiled flooring.

### FIRST FLOOR LANDING:

Loft access via loft ladder, airing cupboard, and doors to..

### BEDROOM 1: 9'10" x 11'0" (3.02 x 3.37)

Double glazed window to front aspect, fitted wardrobes, radiator.

### BEDROOM 2: 9'10" x 10'3" (3.02 x 3.13)

Double glazed window to rear aspect, fitted wardrobes, radiator.

### BEDROOM 3: 8'5" x 6'7" (2.59 x 2.03)

Double glazed window to front aspect, radiator.

### BATHROOM:

Double glazed window to rear aspect, bath with mixer tap and electric shower over, hand wash basin, low level wc, fully tiled, heated towel rail.

### OUTSIDE:

Garden

Good size rear garden with patio area and shed.

Garage

The garage has an up-and-over door and has power and lighting. There's a window on one side.

Driveway

There's off-road parking for approx three vehicles

### P&H Estates

Call 01473 353287 for more information

