

oakheart



£210,000

Offers In The Region Of  
Bramford Road, Ipswich

Offered for sale with no onward chain is this beautifully presented traditional semi detached house in a popular residential area in Ipswich!

This property boasts two/three bedrooms, period features beautifully blended with a modern finish, a newly fitted kitchen, lengthy private back garden and an open fireplace.

As you step into the house, you are greeted by two inviting reception rooms, perfect for entertaining guests or relaxing with your family. The living room at the front aspect is cosy yet naturally bright with a sash style window flooding the room with natural light. It

also benefits an open original fireplace, original timber floor boards and traditional picture rails.

At the rear aspect is the dining room with original floor boards and a pleasant view towards the rear garden. The kitchen is accessed from the dining room which is perfect for entertaining guests. The kitchen has been recently refitted with regal navy units at both eye and low levels, mosaic patterned flooring, metro tiled splash backs, timber effect work surfaces, composite sink and drainer unit, and an integrated fridge and freezer. Completing the downstairs is the neat white bathroom suite.

On the first floor there are two/three bedrooms with the third accesses from the second. This may offer the convenience and versatility to be a study, home office, games room, nursery or walk in wardrobe.

The master bedroom is an enviable double room at the front aspect.

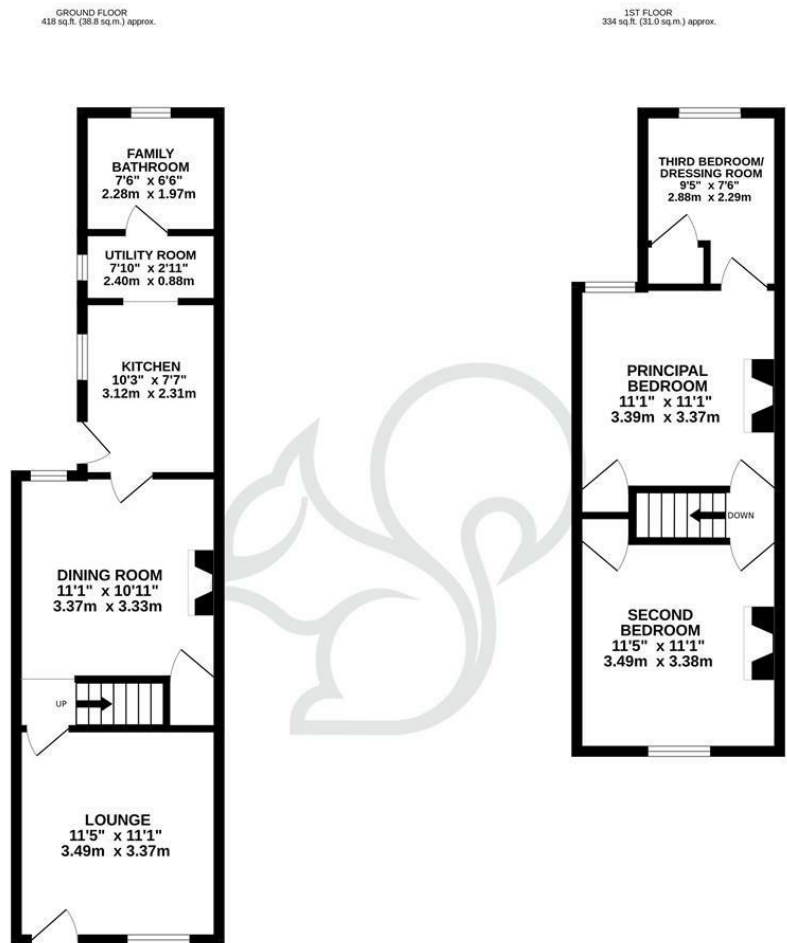
Outside, the property surprises with a long and naturally established back garden, offering a peaceful outdoors space in the midst of the Town. At the top of the garden is a sizeable timber shed/workshop for those with DIY needs. At the front there is parking on a driveway for one car.











TOTAL FLOOR AREA : 751 sq.ft. (69.8 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.  
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**Local Authority:**

**Tenure:**  
Freehold

**Council Tax Band:**  
B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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