

oakheart

£200,000

Guide Price

Bramford Road, Ipswich



GUIDE PRICE £200,000 - £210,000 Finished to a quality standard throughout is this perfect first time property on the outskirts of Ipswich Town Centre. It has been lovingly improved throughout and is now ready for new occupiers to make home.

This pretty and characterful house offers three bedrooms, two reception rooms, a trendy bathroom suite and a particularly well sized garden at the rear. Entry is gained through a modern front door to reveal a bright and nicely presented dining room that offers a mix of modern decor with the original timber flooring and period feature fireplace. At the centre of the property is the generous

living room that provides access to the kitchen via a convenient sliding door as well as the first floor by a concealed staircase. This cosy reception room also benefits an exposed chimney stack with an open fire.

At the rear is the kitchen which is particularly well finished to briefly include; mosaic patterned walls, wood effect tiled flooring, modern kitchen units at eye and low levels, dark wood effect work tops, metro tiled splash backs, space for white goods, an inset low level oven, stainless steel sink and drainer unit and a door and window to the rear garden. The kitchen is enhanced by the addition of a large walk in pantry that abuts the bathroom to the rear of the house. The

bathroom is finished in a pastel green with bright tiled splash backs. It also benefits a mosaic style floor, bath with shower over, low level WC, wash hand basin and a vanity unit with spot lights underneath.

On the first floor there are three generous bedrooms, the third is currently setup as a dressing room/home office for the current owners. Both bedrooms one and two have built in storage.

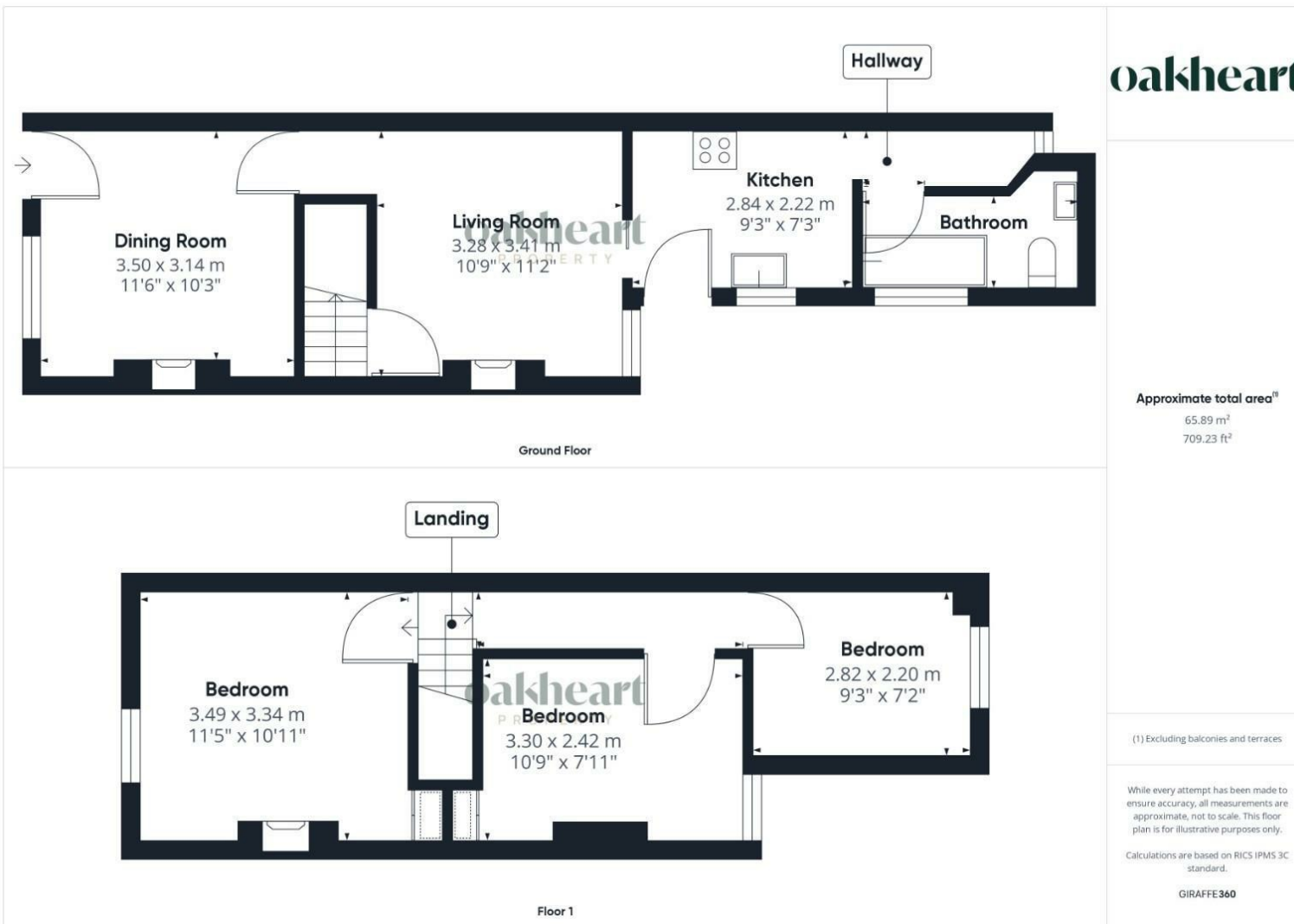
Completing this impressive starter home or ideal investment is the generous back garden that is mostly laid to lawn with a fenced border. At the end of the garden is a handy shed whilst closest to the kitchen is a patio seating area that can be enjoyed in the summer











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Approximate total area[®]
65.89 m²
709.23 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.


GIRAFFE360

Local Authority:
Ipswich

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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