



Connells

Bramford Road
Ipswich



Property Description

Located in this popular residential area to the west side of Ipswich connells are pleased to offer this three bedroom semi-detached property which further comprises of a lounge/diner, re-fitted kitchen, bathroom, three bedrooms, double glazing and gas central heating throughout and front & rear gardens. The property is situated near many local amenities and is close by from the A 12 A/14 trunk roads.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Hall

Accessed via double glazed entrance door, wood effect flooring, radiator, smooth ceiling and door giving access too:

Bathroom

Upvc double glazed window to side, low level w/c, extractor fan, bath with mixer tap and shower attachment, vanity hand wash basin, part tiled walls, tiled flooring, smooth ceiling with in set spotlighting and radiator.

Kitchen

9' 7" x 9' (2.92m x 2.74m)

Upvc double glazed window to front, space for washing machine, space for fridge freezer, built in oven, built in hob with filter hood over, tiled splash backs, single drainage stainless steel sink with mixer tap inset into a roll edge work surface with cupboards and drawers under and matching above, wall mounted boiler, smooth ceiling with inset spotlighting

and radiator.

Lounge

15' 7" x 9' 9" (4.75m x 2.97m)

Two upvc double glazed windows to rear, double glazed door giving access to the rear, wood effect flooring, radiator, smooth ceiling, storage cupboard and doors giving access too:

Lobby Area

Stairs rising to the first floor.

First Floor Landing

Upvc double glazed window to side, loft access with retractable ladder which gives access to a part boarded loft that has power and light and doors giving access to:

Bedroom One

15' max x 9' 7" (4.57m max x 2.92m)

Upvc double glazed window to rear, storage cupboard and smooth ceiling.

Bedroom Two

9' 7" x 8' 10" (2.92m x 2.69m)

Upvc double glazed window to front, smooth ceiling and radiator.

Bedroom Three

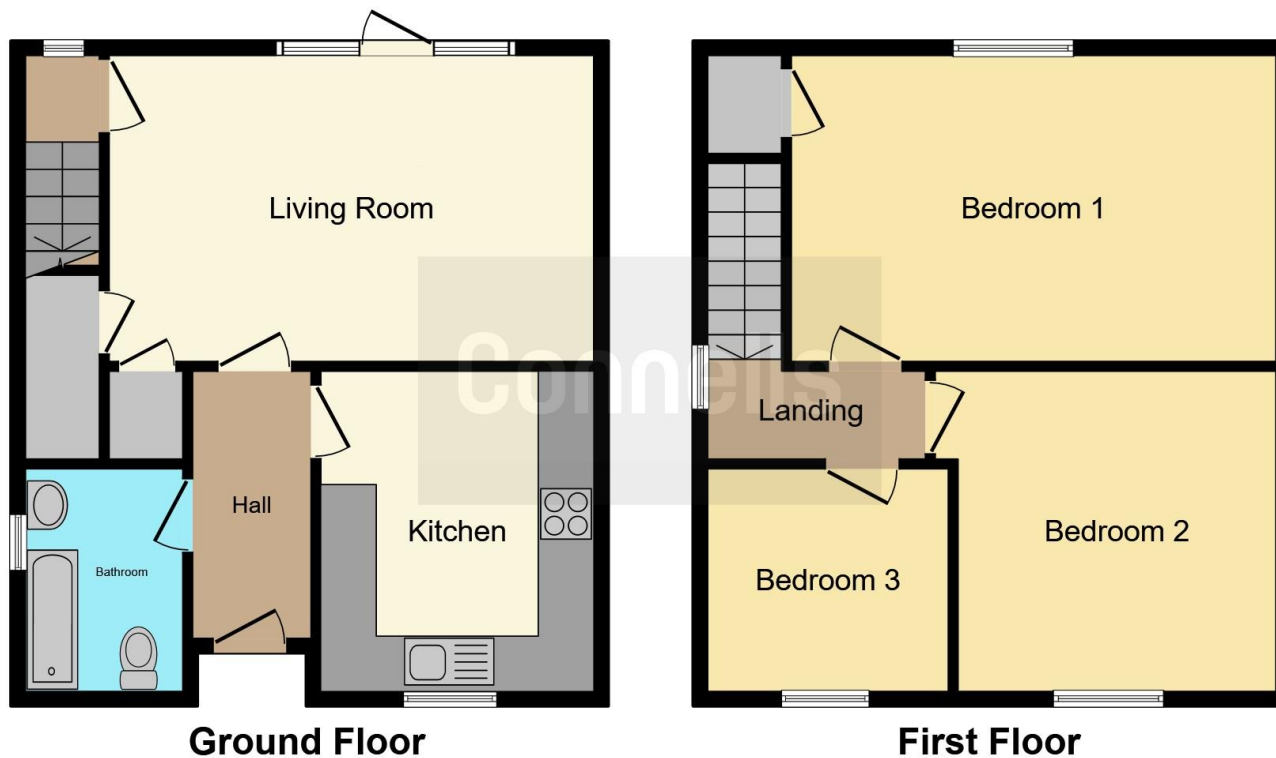
9' x 6' 9" (2.74m x 2.06m)

Upvc double glazed window to front, radiator and smooth ceiling.

Outside

The front of the property is laid to lawn, the rear garden has a paved patio area with stairs leading down to a grass area.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: D

view this property online connells.co.uk/Property/ICH311418



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH311418 - 0005