



Connells

Bramford Lane
Ipswich



Property Description

An internal viewing is highly recommended for this well presented terraced property, located to the west of Ipswich near many local amenities and is close by from the A 12 A/14 trunk roads. The spacious accommodation comprises of three bedrooms, two reception rooms, a modern kitchen, ground floor bathroom, front and a landscaped rear garden which also has a summerhouse to remain.

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 upvc double glazed entrance door, wood effect flooring, picture rail, coved ceiling and doors giving access to:

Lounge

8' 9" max x 9' 7" (2.67m max x 2.92m)

Two upvc double glazed windows to front, radiator, picture rail, feature fireplace, coved ceiling and doors giving access to:

Dining Room

12' Max x 10' 10" (3.66m Max x 3.30m)

Upvc double glazed window to rear, brick feature fireplace with tiled hearth, exposed floorboards, radiator, picture rail, fibre broadband point, stairs rising to the first floor and access to:

Kitchen

Upvc double glazed window to side, wall mounted Valiant combi boiler, space and plumbing for washing machine, space for fridge freezer, 1 1/2 bowl sink with mixer tap, natural wood effect worktops with gloss cupboards and drawers under and matching above, Victorian styled vinyl flooring, cooker point, coved ceiling, part tiled walls, tiled splashback's and doorway giving access to:

Rear Lobby

Upvc double glazed door giving access to the rear garden, porcelain wood effect tiles, storage cupboard with mains power and plumbing and door giving access to:

Bathroom

Upvc double glazed obscure window to rear, panel bath with mixer tap and shower attachment, separate thermostatic shower with rainfall shower head, part tiled walls, wood effect vinyl flooring, radiator, pedestal wash hand basin and low-level w/c.

First Floor Landing

Window to side, loft access via retractable ladder to a part boarded loft with lighting and doors giving access to:

Bedroom One

12' 6" max x 9' 10" (3.81m max x 3.00m)

Two upvc double glazed windows to front, radiator and traditional cast-iron feature fireplace.

Bedroom Two

9' 1" x 9' 1" (2.77m x 2.77m)

Upvc double glazed window to rear, radiator and traditional cast-iron feature fireplace.

Bedroom Three

8' 6" x 7' 5" (2.59m x 2.26m)

Upvc double glazed window to rear, radiator, second loft hatch to separate loft space and textured ceiling.

Outside

The front of the property overlooks allotments and comprises of a low maintenance shingled garden with pathway leading to the entrance door.

The landscaped rear garden backs onto parkland which gives privacy and tranquil atmosphere and commences with a composite of a raised decked area and a tiled paved patio area which is bordered with shingle. The remainder is laid to lawn with a further tiled paved patio area at the rear of the garden bordering a shed and summer house, there is also side access to the rear garden.

Summer House/Cabin

10' x 9' (3.05m x 2.74m)

Accessed via double doors, windows to side and front, timber construction and has mains power and lighting.





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

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EPC Rating: C Council Tax
 Band: B

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Tenure: Freehold



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Property Ref: ICH312269 - 0004