



Connells

Bramford Road
Ipswich

Bramford Road
Ipswich IP1 5AZ

for sale offers in excess of
£180,000



Property Description

A well presented three-bedroom mid-terrace home situated in the popular IP1 area, close to shops, schools, and bus routes. The property comprises of two generous reception rooms, a modern kitchen, a ground floor shower room. The first floor features two double bedrooms and a versatile third bedroom, perfect for a home office/playroom or nursery. Outside benefits from a good-sized garden with patio, lawn, and new fencing. Ideal for first-time buyers or investors - viewing recommended.

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 Porch

Accessed via double glazed upvc entrance door, with door giving access to:

Lounge

11' 2" max x 11' 5" max (3.40m max x 3.48m max)

Upvc double glazed window to front, carpet flooring, two radiators and access to:

Dining Room

10' 11" max x 11' 1" max (3.33m max x 3.38m max)

Upvc double glazed window to rear, carpet flooring, radiator, under stairs storage cupboard, stairs rising to the first floor and door giving access to:

Kitchen

7' 5" max x 8' 4" max (2.26m max x 2.54m max)

Upvc double glazed window to side, built in electric oven, electric ceramic hob, space for a fridge freezer, space and plumbing for washing machine, 1 1/2 bowl sink with mixer tap, matching wall and base units, tiled splash back, VT flooring, and access to:

Rear Lobby

Upvc double glazed door giving access to the rear garden, LVT flooring and door giving access to:

Bathroom

Upvc double glazed window to side, low level w/c, sink with mixer tap, shower cubicle with electric shower, extractor fan, heated towel rail, and partially tiled walls.

First Floor Accommodation

Bedroom One

11' 2" max x 11' 5" max (3.40m max x 3.48m max)

Upvc double glazed window to front, radiator and carpet flooring

Bedroom Two

10' 11" max x 11' 1" max (3.33m max x 3.38m max)

Upvc double glazed window to rear, radiator, carpet flooring, storage cupboard, loft hatch with ladder, leading to the boarded loft space, and door leading to:

Bedroom Three

7' max x 8' 4" max (2.13m max x 2.54m max)

Upvc double glazed window to rear, radiator, carpet flooring and wall mounted gas boiler.

Rear Garden

The garden has a patio area leading to large lawn, there is fencing to boundaries and a garden shed.

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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 Council Tax
 Band: A

view this property online connells.co.uk/Property/ICH312598

Tenure: Freehold



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