



Bramford Lane, Ipswich, IP1 5JX

welcome to

Bramford Lane, Ipswich

This semi-detached home benefits from three generous bedrooms, a large lounge, a newly fitted kitchen, an open plan kitchen/diner, a modern first floor family bathroom and off street parking for multiple vehicles. NO ONWARD CHAIN.



Entrance Hall

5' 4" x 4' 5" (1.63m x 1.35m)

Wood effect flooring, a staircase and doors leading to the kitchen and lounge.

Lounge

15' 9" x 12' (4.80m x 3.66m)

Large double glazed window to the front, wood effect flooring, one radiator, TV point, a wall papered wall and a fireplace.

Kitchen/Diner

16' x 11' 6" (4.88m x 3.51m)

Eye and base level units in matte grey shaker style with wood effect worktop surfaces, a black one and a half bowl sink plus drainer and black mixer tap, an integrated oven with gas hob and extractor hood, space for a washing machine and fridge/freezer, tiled splashback, space for a table and chairs, a wall papered wall, ample storage, one radiator, tiled effect flooring, a door leading to the garden, double glazed window to the rear and a large understairs storage cupboard.

First Floor Landing

Carpet flooring, loft hatch and a storage cupboard.

Master Bedroom

12' 4" x 9' 3" (3.76m x 2.82m)

Double glazed window to the front, carpet flooring, one radiator and a built in wardrobe.

Bedroom Two

11' 3" x 9' 3" (3.43m x 2.82m)

Double glazed window to the rear, carpet flooring, one radiator and an exposed built in wardrobe.

Bedroom Three

8' 8" x 6' 5" (2.64m x 1.96m)

Double glazed window to the front, carpet flooring and one radiator.

Bathroom

7' 9" x 6' 3" (2.36m x 1.91m)

Newly fitted bathroom with a low level WC, a vanity sink with black mixer tap, a bath with overhead shower and black taps, part tiled walls, stone effect flooring, one radiator and double glazed window to the rear.

Outside:

Front Garden

A driveway with parking for multiple vehicles, an outside light, a pathway leading to the front door, a side access gate leading to the rear and a lawned area.

Rear Garden

Fully enclosed with a lawned area, a patio seating area, a shed, an outside tap and light, a side access and a BBQ area.



view this property online williamhbbrown.co.uk/Property/IPS119747



welcome to

Bramford Lane, Ipswich

- Three generous bedrooms
- Newly fitted kitchen & bathroom
- Open plan kitchen/diner
- Modern first floor family bathroom
- Off street parking for multiple vehicles

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£235,000 - £245,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS119747



Property Ref:
IPS119747 - 0009

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



Ipswich@williamhbrown.co.uk



Wolsey House, 16-18 Princes Street, IPSWICH,
Suffolk, IP1 1QT



williamhbrown.co.uk