



Bramford Road, Ipswich, IP1 4AW

welcome to

Bramford Road, Ipswich

This well-presented, three bedroom, mid-terraced home benefits from two spacious reception rooms, a 3rd bedroom located off the 2nd, a utility room, a newly refurbished ground floor shower room, a front garden and a beautifully presented rear garden.



Entrance Hall

3' 1" x 3' (0.94m x 0.91m)

Carpet flooring and a door to the lounge.

Lounge

13' 6" x 13' 9" max (4.11m x 4.19m max)

Double glazed bay window to the front, carpet flooring, one radiator, TV point, a wall papered wall and an electric fireplace.

Dining Room

14' max x 13' 5" (4.27m max x 4.09m)

Double glazed window to the rear, carpet flooring, an understairs storage cupboard, one radiator, a wall papered wall and a staircase.

Kitchen

8' 9" x 6' 7" (2.67m x 2.01m)

A door to the garden, double glazed windows to the side, tiled flooring, one radiator, eye and base level units in high gloss cream with marble effect worktop surfaces, a cream one and a half bowl sink plus drainer and chrome mixer tap and space for a fridge/freezer and cooker.

Utility

6' 6" x 4' 9" (1.98m x 1.45m)

Double glazed window to the side, tiled flooring, a marble effect worktop surface, eye units in high gloss cream, space for a washing machine and tumble dryer and double glazed window to the side.

Ground Floor Shower Room

7' x 6' 5" (2.13m x 1.96m)

Recently refurbished bathroom with low level WC, fully panelled walls in a grey sparkle panel, a double shower with glass enclosure, extractor fan, one radiator, chrome heated towel rail and double glazed window to the side.

First Floor Landing

Master Bedroom

14' x 11' 3" (4.27m x 3.43m)

Two double glazed windows to the front, carpet flooring, one radiator, a ceiling fan, an airing cupboard housing the boiler, loft hatch and an original ornate Victorian cast iron fireplace.

Bedroom Two

13' 9" x 10' 6" (4.19m x 3.20m)

Double glazed window to the rear, carpet flooring, one radiator, an original ornate Victorian cast iron fireplace and a door to bedroom three.

Bedroom Three

9' 1" x 6' 7" (2.77m x 2.01m)

Spacious room with double glazed window to the rear, carpet flooring, one radiator. This room is located off the 2nd bedroom.

Outside:

Front Garden

A double walled border to the front with a gate and pathway leading to the front door.

Rear Garden

A large, hard standing seating area with a pathway leading to the rear garden, artificial grass areas, an aluminium canopy with power point under, fully enclosed border, a patio to the rear, a shed, a rear gate and outside tap.



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Bramford Road, Ipswich

- Three bedrooms with 3rd bedroom located off the 2nd
- Two spacious reception rooms
- Utility room
- Newly refurbished ground floor shower room
- Front garden & beautifully presented rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120469 - 0006

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