



Bramley Hill, Ipswich, IP4 2AE

welcome to

Bramley Hill, Ipswich

This well-presented Town House benefits from four double bedrooms, a 1st floor L shaped lounge, a large, open plan, ground floor kitchen/diner/snug, a ground floor study, an impressive master suite, parking for 2 large vehicles, including car port and a COMPLETE ONWARD CHAIN!



Agents Note:

Please note there is a Service Charge payable on this property of £228, every 6 months, to Lambert Smith Hampton.

Entrance Hall

18' 3" x 3' 7" (5.56m x 1.09m)

Wood effect flooring, one radiator, a wall papered wall and an understairs storage cupboard.

Study

11' 4" x 8' 1" (3.45m x 2.46m)

Spacious study with carpet flooring, one radiator and double glazed window to the front.

Cloakroom

5' 8" x 2' 8" (1.73m x 0.81m)

Low level WC, pedestal wash hand basin, one radiator, wood effect flooring, a wall papered wall and extractor fan.

Kitchen/Diner/Snug

22' 1" x 15' 3" max (6.73m x 4.65m max)

Large, open plan, L shaped kitchen/diner/snug with two sets of patio doors to the garden, wood effect flooring throughout, one radiator, a wall papered wall, a fitted bar to the rear, TV point, eye and base level units in wood with grey stone effect worktop surfaces, an integrated oven with gas hob and extractor hood, space for a washing machine, dishwasher and American fridge/freezer, a boxed in gas boiler, spot lights and a stainless steel sink plus drainer and chrome mixer tap.

First Floor Landing

Carpet flooring.

Bedroom Two

13' 8" x 8' 3" (4.17m x 2.51m)

Double glazed window to the front, carpet flooring, one radiator, two double built in wardrobes and a wall papered wall.

Bathroom

7' 4" x 6' 7" (2.24m x 2.01m)

Double glazed window to the front, enclosed WC with stainless steel flush, wash hand basin, tiled splashback, a bath with overhead shower, partially tiled walls, wood effect flooring, a wall papered wall, spot lights, extractor fan, shaver point and one radiator.

Lounge

17' 7" x 15' 3" max (5.36m x 4.65m max)

L shaped lounge with two double glazed windows to the rear, carpet flooring, two radiators, a wall papered wall and TV point.

Second Floor Landing

Carpet flooring and loft hatch.

Master Bedroom

11' 9" x 9' 3" (3.58m x 2.82m)

Double glazed patio doors leading the balcony, carpet flooring, one radiator, a wall papered wall and a double built in wardrobe.

Balcony

Small balcony mainly made for standing, with patio doors to the master bedroom.

En Suite

7' 3" x 5' 6" (2.21m x 1.68m)

Double glazed window to the from, one radiator, wood effect flooring, a double shower with glass enclosure, enclosed WC, with stainless steel flush, wash hand basin, tiled splashback, shaver point, extractor fan, spot lights and partially tiled walls.

Bedroom Three

12' 7" x 8' 3" (3.84m x 2.51m)

Double glazed window to the rear, carpet flooring, one radiator and a wall papered wall.

Bedroom Four

8' 6" x 6' 6" (2.59m x 1.98m)

Double glazed window to the rear, carpet flooring, one radiator and a wall papered wall.

Outside:**Front Garden**

Steps up to the front door.

Rear Garden

A patio area, a pathway leading to the rear of the garden, a rear gate, a fully enclosed, border, an aluminium canopy area and a shingle area.

Parking

Parking available for 2 large vehicles via a car port and an additional parking space in front.



view this property online williamhbrown.co.uk/Property/IPS120685



welcome to

Bramley Hill, Ipswich

- Complete onward chain
- Four double bedrooms
- Ground floor study
- 1st floor L shaped lounge
- Large, open plan, ground floor kitchen/diner/snug

Tenure: Freehold EPC Rating: B

Council Tax Band: D

guide price

£300,000 - £325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS120685



Property Ref:

IPS120685 - 0002

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



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



williamhbrown.co.uk