

# KEYSTONE



Bramford Road, Ipswich, IP1 5BQ

£220,000

Semi-Detached House  
Lounge/Diner  
Cloakroom  
Off Road Parking

Three Bedrooms  
Kitchen  
Bathroom  
Popular Location

# Bramford Road, Ipswich IP1 5BQ

KEYSTONE are pleased to offer for sale this three bedroom semi-detached house with off road parking situated in this popular residential area of Ipswich. The property benefits from lounge/diner, kitchen, cloakroom, three bedrooms, bathroom, garden and off road parking.  
\*\*\*\*\*CALL NOW TO ARRANGE YOUR VIEWING\*\*\*\*\*

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#### Entrance Door

Leading to hallway with radiator and stairs to first floor.

#### Lounge/Diner

14'0" x 14'0"

Window to rear, French doors to rear, two radiators and built in under stairs cupboard.

#### Kitchen

10'0" x 7'0"

Fitted with a range of base units and drawers and matching wall mounted cabinets, one and a half sink and drainer unit, tiled splash backs, breakfast bar, integrated fridge freezer, space for washing machine, built in oven, hob and extractor and window to front.

#### Cloakroom

Fitted with w/c, pedestal wash basin, tiled splash backs, radiator and window to front.

#### First Floor

Landing with built in cupboard and loft access.

#### Bedroom One

13'0" x 8'0"

Window to rear and radiator.

#### Bedroom Two

11'0" x 8'0"

Window to front and radiator.

#### Bedroom Three

7 x 6

Window to rear and radiator.

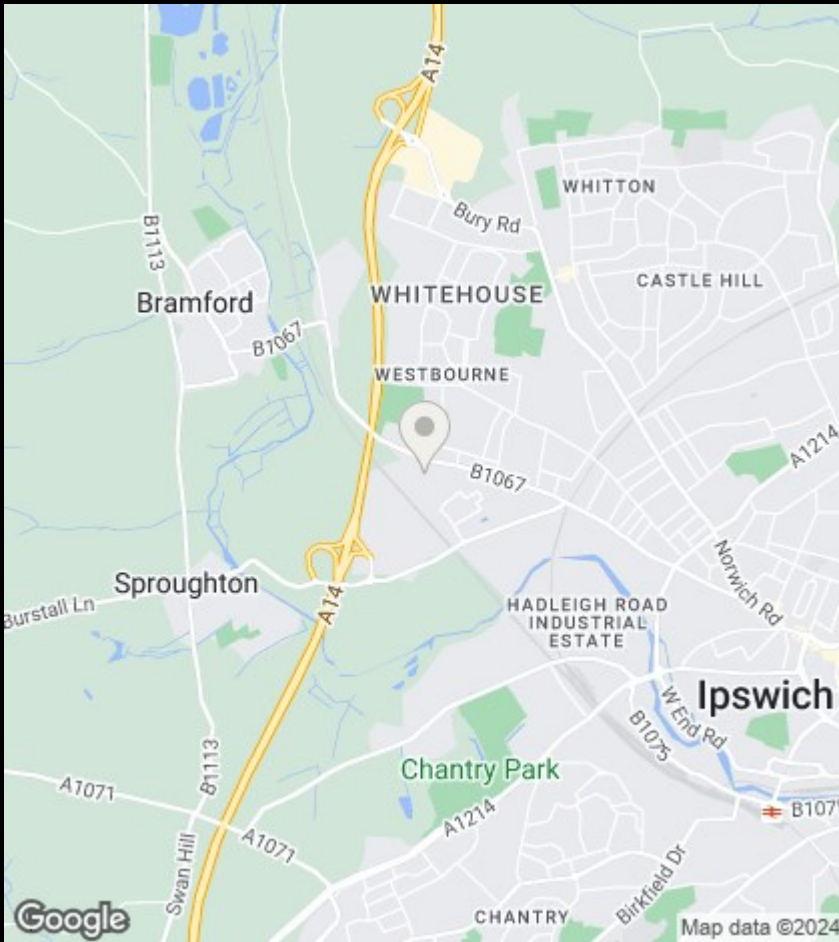
#### Bathroom

Fitted with a suite comprising of panel bath, w/c, pedestal wash basin, tiled splash backs, radiator and window to front.

#### Outside

To the front of the property there is a small enclosed garden. The rear garden is predominately laid to lawn with rear gate that leads to a parking space.

Agents Note: The vendor has made us aware that the property has an annual maintenance charge of £300.



## Viewings

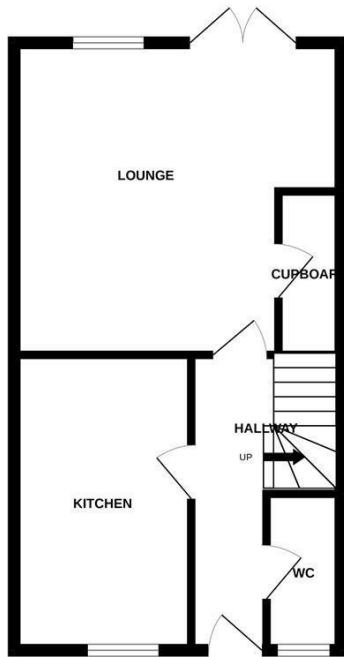
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

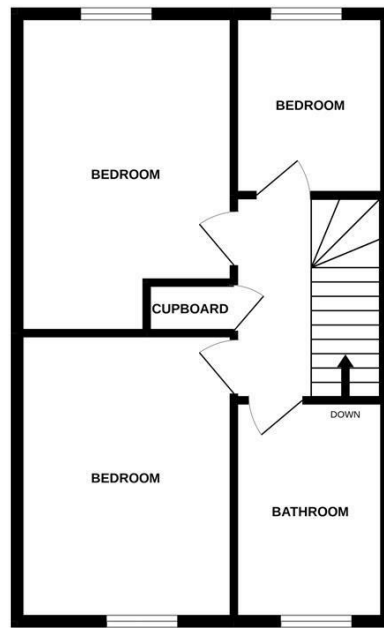
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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