

# KEYSTONE



Ravens Lane, Bramford, Ipswich, IP8 4EG

Offers In Excess Of £300,000

Period Cottage

Lounge/Diner

Utility Room

Basement

Popular Village Location

Three Double Bedrooms

Kitchen

Shower Room

Garden



# Ravens Lane, Ipswich IP8 4EG

KEYSTONE are pleased to offer for sale this GENEROUS THREE DOUBLE BEDROOM PERIOD COTTAGE situated in the sought after village of Bramford with good amenities and schools close by. The property benefits from lounge, kitchen, utility room, shower room, three bedrooms, basement and garden.

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Entrance door  
Leading to...

The property benefits from a wealth of period features and exposed beams aswell as flying freeholds.

#### Utility Room

Fitted worktop, space for fridge freezer, space for washing machine window to side and door leading to garden.

#### Kitchen

9'8 x 8'7

Fitted with a range of base units and drawers and matching wall mounted cabinets, Belfast sink with tiled splash backs, built in oven and hob with extractor, integrated dishwasher, window to side and rear.

#### Lounge/Diner

17'1 x 13'9

Bay window to side and window to front, wood burner and two radiators.

#### Shower Room

Fitted with walk in shower, w/c, pedestal wash basin, heated towel rail, tiled walls and window to rear.

#### Basement

13'8 x 8'4

Currently used ad a cinema room.

#### First Floor

With Radiator.

#### Bedroom One

17'2 x 13'3

Windows to side and rear, built in cupboard housing wall mounted boiler.

#### Bedroom Three

13'7 x 10'3

Window to front, radiator, built in wardrobe.

#### Second Floor

#### Bedroom Two

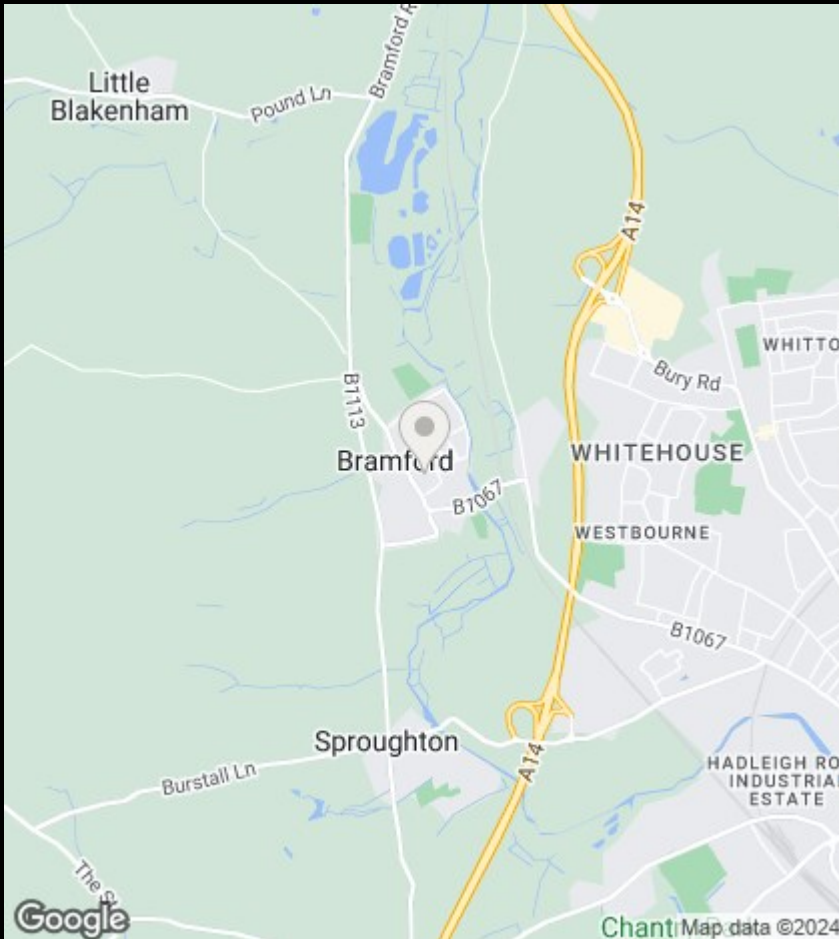
15'5 x 13'5

Sky light to rear and radiator.

#### Outdoors

The property benefits from being in the heart of the village and has an enclosed rear garden with double gates and block paving with raised deck area.

#### Agents Note



## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

