

# KEYSTONE



Bramford Lane, Ipswich, IP1 5JD

£270,000

Extended Chalet Bungalow

Three Bedrooms

Dining Room

Walk-In-Wardrobe

No Onward Chain

Semi-Detached

Lounge

Kitchen

Driveway

Good Size Garden



# Bramford Lane, Ipswich IP1 5JD

KEYSTONE are pleased to offer for sale this EXTENDED THREE BEDROOM SEMI-DETACHED CHALET BUNGALOW with DRIVEWAY and LARGE garden. The property benefits from lounge, dining room, kitchen, two ground floor bedrooms, one first floor bedroom with walk-in-wardrobe. driveway and garden.

 3  1  2  D



### Entrance Door

Leading to hallway with radiator.

### Lounge

15'8 x 11'2

Bay window to front, radiator and electric fire place.

### Dining Room

9'3 x 9'2

Window to side, radiator and built in storage.

### Kitchen

Fitted with a range of base units and drawers and matching wall mounted cabinets, one and a half sink and drainer unit, hob with extractor over, double oven, space for washing machine, space for fridge freezer, tiled flooring, door to rear and window to rear.

### Bedroom One

13'6 x 10'1

Bay window to front, radiator and built in wardrobe.

### Bedroom Three

9'9 x 9

Patio doors to rear and radiator.

### Wet Room

Fitted with shower, w/c, hand basin, tiled walls and window to rear.

### First Floor

Landing

### Bedroom Two

9'5 x 9'2

Two windows to front, radiator and walk in wardrobe 6 x 5 with skylight to rear.

### Outside

To the front of the property there is a driveway that provides off road parking for the property. There is also a shared driveway and gates that lead to the rear garden. The rear garden is a good size that is predominately laid to lawn with various timber workshops and sheds and has a patio area.



## 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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

