



644 Bramford Road

Ipswich, Suffolk IP1 5BQ

**mL**  
PROPERTY CONSULTANTS

ML Property are delighted to offer for sale this recently renovated 3 bedroom semi detached property situated in the popular residential area of Bramford Road and is offered with No Onward Chain, GFCH, UPVC windows and off road parking.



price

£219,995



x3



x1



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## at a glance

- 3 Bedroom detached property
- Recently renovated throughout with new kitchen, bathroom, doors and windows
- Off road parking
- Enclosed garden
- New floor coverings and decoration throughout
- Ideal first time or investment property
- Popular residential area of Ipswich
- Offered with no onward chain

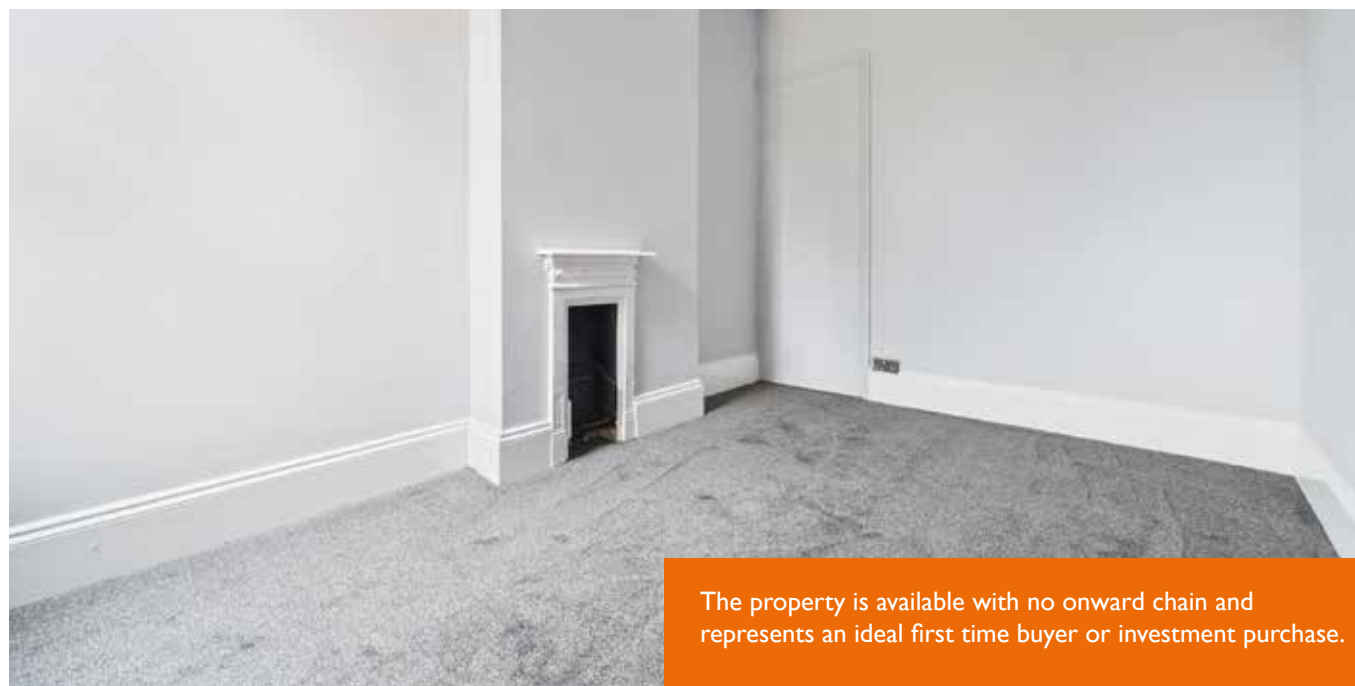


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The superbly presented property which as previously mentioned has been renovated by the current vendors affords the following accommodation - sitting room, dining room, kitchen, inner hall and a bathroom. On the first floor there are three bedrooms. The property benefits from a recently fitted kitchen and bathroom, newly fitted UPVC windows and doors, a newly fitted gas fired boiler, decorated throughout with new floor coverings.





The property is available with no onward chain and represents an ideal first time buyer or investment purchase.

## outside

Externally the property has off road parking to the front with side access leading to the rear garden, fully enclosed with a hard standing area to the rear of the property, an area of lawn and a timber shed wood store.

## location

The property is situated on the Western side of Ipswich and situated on the popular Bramford Road, close to local amenities and schooling with good road links to the A14 East and West bound via Europa Way.



## ground floor

Sitting Room	3.40m (11'1) x 3.47m (11'4)
Dining Room	3.43m (11'3) x 4.31m (14'1)
Kitchen	2.28m (7'5) x 2.85m (9'4)
Inner Hall	
Bathroom	2.21m (7'2) x 1.86m (6'1)

## first floor

Bedroom 1	3.36m (11'0) x 3.49m (11'5)
Bedroom 2	2.46m (8'0) x 3.38m (11'1)
Bedroom 3	2.28m (7'5) x 2.88m (9'5)

## services

Mains water, drainage and electricity. Central heating is provided from an newly fitted Gas fired boiler serving radiators.

Local Authority Mid Suffolk District Council - Council Tax Band B.

Please see Material Information brochure below.



PART OF THE 3 POINT PROPERTY GROUP

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.

ML Property Consultants  
2 Front Street, Mendlesham,  
Stowmarket, Suffolk IP14 5RY

01449 766120  
matt@mlproperty.co.uk

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**rightmove** 



[www.mlproperty.co.uk](http://www.mlproperty.co.uk)

