





Bramford Lane, Ipswich, IP1 4DB

william h brown

welcome to

Bramford Lane, Ipswich

This extended, bay fronted, semi-detached home benefits from two double bedrooms, a large, extended kitchen/diner, a ground floor bathroom, a South facing rear garden and a driveway, with parking for one vehicle. NO ONWARD CHAIN!!

Entrance Hall
Carpet flooring, oak effect flooring, an understairs storage cupboard and double glazed window to the front.

Lounge
Stunning, cosy lounge with carpet flooring, one radiator, TV point, meter cupboard and a large, double glazed bay window to the front.

Kitchen/Diner
Long, sweeping, extended kitchen/diner with two Velux windows, patio doors to the South facing garden, flooding the room with natural light, oak effect flooring throughout, two radiators, spotlights, eye and base level units in high gloss white with wooden worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome flexi mixer tap, Metro white tiled splashback, an integrated oven with gas hob and extractor hood, space for a fridge/freezer and washing machine, a boxed in boiler and space for a small table and chairs.

Ground Floor Bathroom
Low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, part tiled walls, chrome heated towel rail, spotlights, extractor fan and double glazed window to the side.

First Floor Landing
Carpet flooring and doors to the bedrooms.

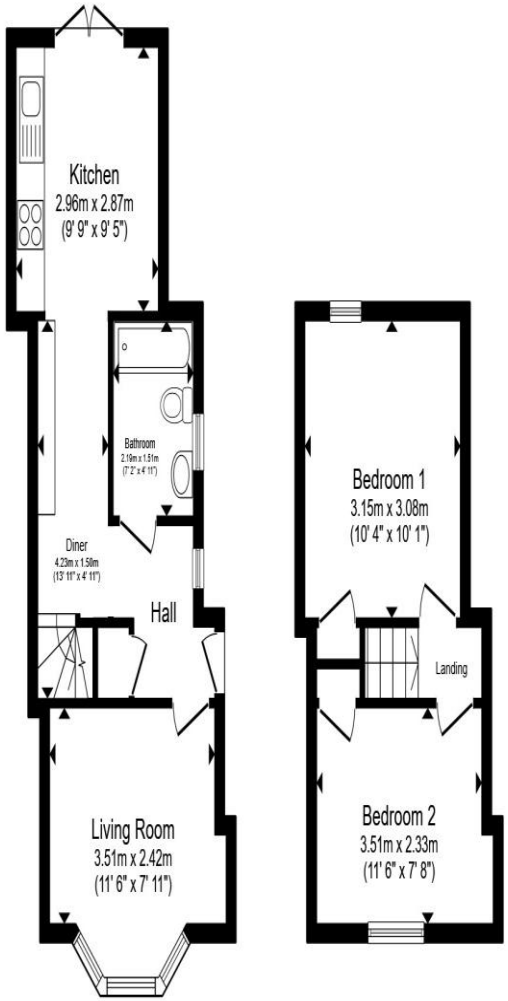
Master Bedroom
Double glazed window to the rear, carpet flooring, one radiator, a wall papered wall, TV point and a built in wardrobe.

Bedroom Two
Double glazed window to the front, carpet flooring, one radiator, TV point and a built in wardrobe.

Outside:

Front Garden
A hard standing driveway, providing off street parking for one vehicle and a side walkway leading to the front door.

Rear Garden
South facing rear garden, benefiting from all day and evening sunshine, with a fully enclosed border, a rear gate, two raised deck seating areas, with steps down to a grassed area, power point and an outside tap.



Ground Floor **First Floor**

Total floor area 56.9 m² (612 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Bramford Lane,

Ipswich

- No onward chain
- Two double bedrooms
- Large, extended kitchen/diner, with Velux windows
- Ground floor bathroom
- Driveway with parking for one vehicle

Tenure: Freehold EPC Rating: D
Council Tax Band: B



£170,000

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The Property Ombudsman

Property Ref:
IPS121840 - 0003

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