

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

01473 721133

info@foxhallestateagents.co.uk

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 613296

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



## Bramford Road

West Ipswich, IP1 5AU

Guide price £160,000



# Bramford Road

West Ipswich, IP1 5AU

Guide price £160,000



## Front Garden

Concrete area, raised flowerbeds with established trees, a wide 1 1/2 width concrete driveway provides ample off-street parking sloping down to a further space adjacent to the side ground floor extension with double metal gates providing security at the front.

## Entrance Porchway

Double glazed front entrance door through to porch way  
\*\*Extensive work required\*\*.

## Entrance Hallway

Door to the back garden, there is an inner area leading to the bathroom and kitchen with borrowed light from hallway and stairs rising to first floor.

## Lounge

10'11" x 10'4" (3.33m x 3.15m)

## Dining Room

10'11" x 10'4" (3.33m x 3.15m)

## Kitchen

14'11" x 6'3" max (4.57m x 1.93m max)

## Landing

## Bedroom One

11'1" x 10'5" (3.38m x 3.18m)

Window to front.

## Bedroom Two

10'5" x 8'0" (3.18m x 2.44m)

Window to rear.

## Bedroom Three

8'3" x 6'6" (2.51m x 1.98m)

Window to rear.

## Ground Floor Side Extension (Bedroom Four)

13'2" x 8'3" (4.01m x 2.51m)

Double glazed window to rear.

## Ground Floor Side Extension (Bathroom)

6'8" x 6'6" (2.03m x 1.98m)

Bath, W.C., wash hand basin and window to rear.

## Rear Garden

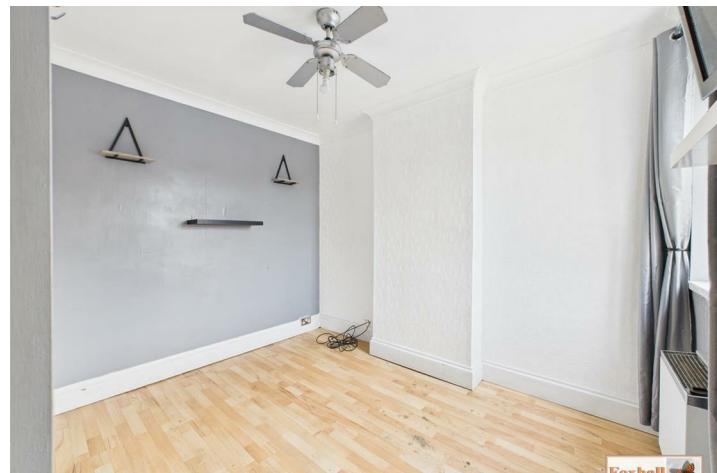
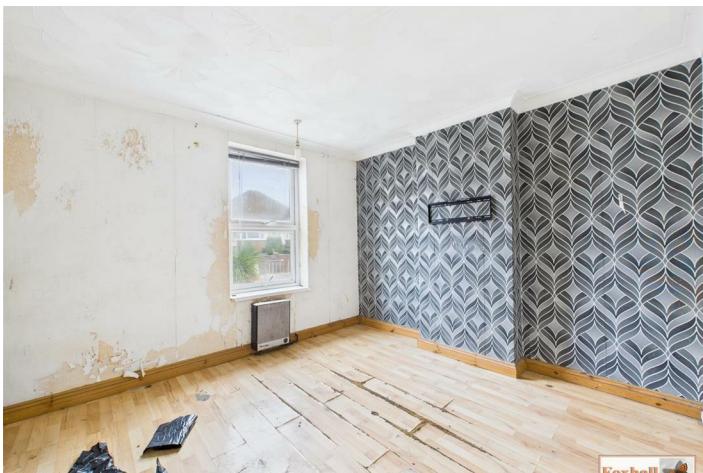
Enclosed by metal fencing and laid to paving slabs with two outside structures. One is a large metal building with two windows to side and double glazed doors opening out into the garden and the other is of timber construction with window and stable style doors.

## Agents Notes

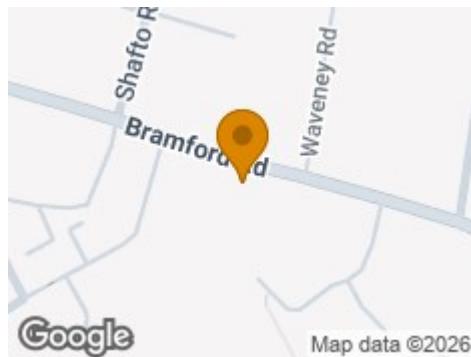
Tenure - Freehold

Council Tax Band - B

Please note that the sale of this property is subject to Probate. At time of marketing we are expecting to receive confirmation of the Grant of Probate within two weeks.



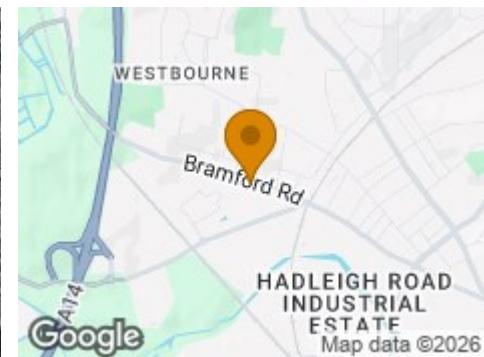
## Road Map



## Hybrid Map



## Terrain Map



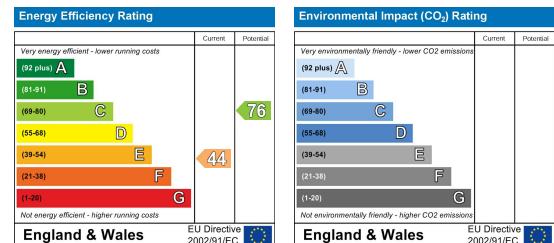
## Floor Plan



## Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.