



394 Bramford Road, Ipswich, IP1 5AZ

Guide Price £170,000 Freehold

**ipswich & suffolk** estate agents  
Part of the Your Ipswich Group

# 394 Bramford Road, Ipswich, IP1 5AZ

## SUMMARY

Ipswich & Suffolk Estate Agents are delighted to be offering for sale this 2 bedroom mid terraced property located to the West side of Ipswich close to local schools and bus service, the property is a short drive from local super store Morrisons & Aldi along with easy access to A14/A12 trunk roads. The property is arranged over two floors comprising entry into sitting room, dining room, extended kitchen, stairs leading to 2 double bedrooms and bathroom, further benefits include double glazed throughout, gas central heating, established rear garden, gravel off road parking to front. IDEAL FOR FTB/INVESTOR.



## DINING ROOM

10' 6" x 10' 6" (3.2m x 3.2m) Entrance door into dining room, double glazed window to front aspect, radiator, laminate flooring, door to stairwell.

## STAIRWELL

Stairs to first floor, door to dining room.

## SITTING ROOM

10' 11" x 10' 6" (3.33m x 3.2m) Laminate flooring, storage cupboard under stairs, double glazed window to rear aspect, radiator, door to kitchen.



## KITCHEN

18' 5" x 5' 11" (5.61m x 1.8m) Steps down to kitchen matching base units with roll edge work tops, inset butler sink with swan neck mixer tap plumbing for washing machine, space for American style fridge/freezer, slate style flooring, electric hob & oven, double glazed window to rear aspect, Velux sky light, stable door to rear garden.

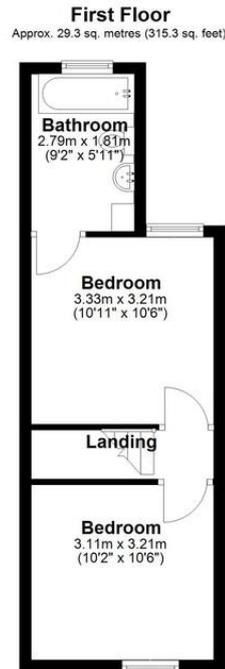
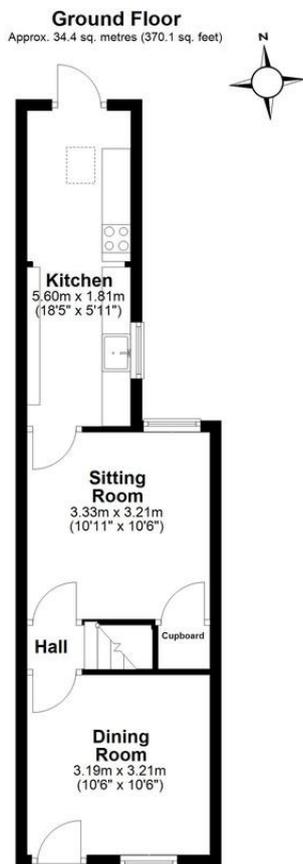
## BEDROOM 1

10' 11" x 10' 6" (3.33m x 3.2m) Carpeted flooring, built in storage cupboard, radiator, double glazed window to rear aspect, original fireplace, door to bathroom.

## BATHROOM

9' 2" x 5' 11" (2.79m x 1.8m) Steps down to bathroom, comprising low level WC, wash hand basin and bath, double glazed window to rear aspect, laminate flooring, chrome heated towel rail, wall mounted Baxi boiler.





Total area: approx. 63.7 sq. metres (685.4 sq. feet)

## BEDROOM 2

10' 6" x 10' 2" (3.2m x 3.1m) Carpeted flooring, double glazed window to front aspect, radiator, original fireplace.

## STAIRS TO FIRST FLOOR

Carpeted stairs doors to bedrooms.

## OUTSIDE

Gravel to front for off road parking, side flower border. Rear garden patio at top and bottom of garden, lawn all enclosed by fencing, gate with right of way access over neighbouring gardens.

## SERVICES

We understand all mains services are connected.

## COUNCIL

Ipswich borough Council, Council Tax Band (A)  
£1,645.50p.

## NEAREST SCHOOLS

Springfield infant & junior schools, Westbourne Academy.

## DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore

cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one

purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

### AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more. If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

### BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Energy performance certificate (EPC)			
394 Bramford Road IPSWICH IP1 5AZ	Energy rating <b>C</b>	Valid until:	20 March 2036
		Certificate number:	7011-9166-3002-0027-9506
Property type		Mid-terrace house	
Total floor area		62 square metres	

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is C. It has the potential to be B.

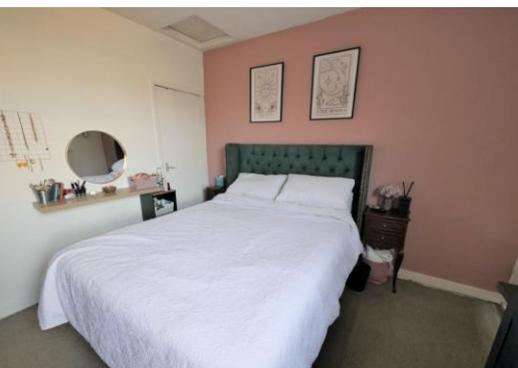
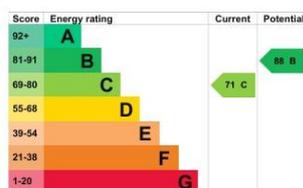
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

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