



Bramford Lane, Ipswich, IP1 4DB

welcome to

Bramford Lane, Ipswich

This attractive, bay fronted, semi-detached home benefits from three bedrooms, a cosy lounge, a separate dining room with doors to the garden, a large, South facing rear garden, ample off street parking and NO ONWARD CHAIN!!

Entrance Hall

Composite front door with adjacent double glazed windows, oak effect flooring, one radiator, an array of understairs storage cupboards and the boiler.

Lounge

Cosy lounge with oak effect flooring, TV point, one radiator, bespoke fitted cabinets, an alcove and double glazed bay window to the front with fitted blind.

Dining Room

This spacious dining room is perfect for entertaining, with double glazed, sliding doors leading to the garden, oak effect flooring, one radiator, bespoke cabinets and fitted shelving.

Kitchen

Double glazed window to the rear, a door to the garden, tiled effect flooring, eye and base level units in cream with stone effect worktop surfaces, a grey sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, a breakfast bar, one radiator, tiled splashback, space for fridge/freezer, washing machine and dishwasher.

First Floor Landing

Carpet flooring, loft hatch, double glazed window to the side and a meter cabinet.

Master Bedroom

Double glazed bay window to the front with fitted blind, carpet flooring, one radiator and spotlights.

Bedroom Two

Double glazed window to the rear, carpet flooring and one radiator.

Bedroom Three

Double glazed window to the rear, a wall papered wall, carpet flooring and one radiator.

Bathroom

Double glazed window to the front, Victorian style, tiled effect flooring, low level WC, vanity sink, a bath with overhead shower and glass screen, chrome heated towel rail, spotlights, extractor fan, Smart lights and part tiled walls.

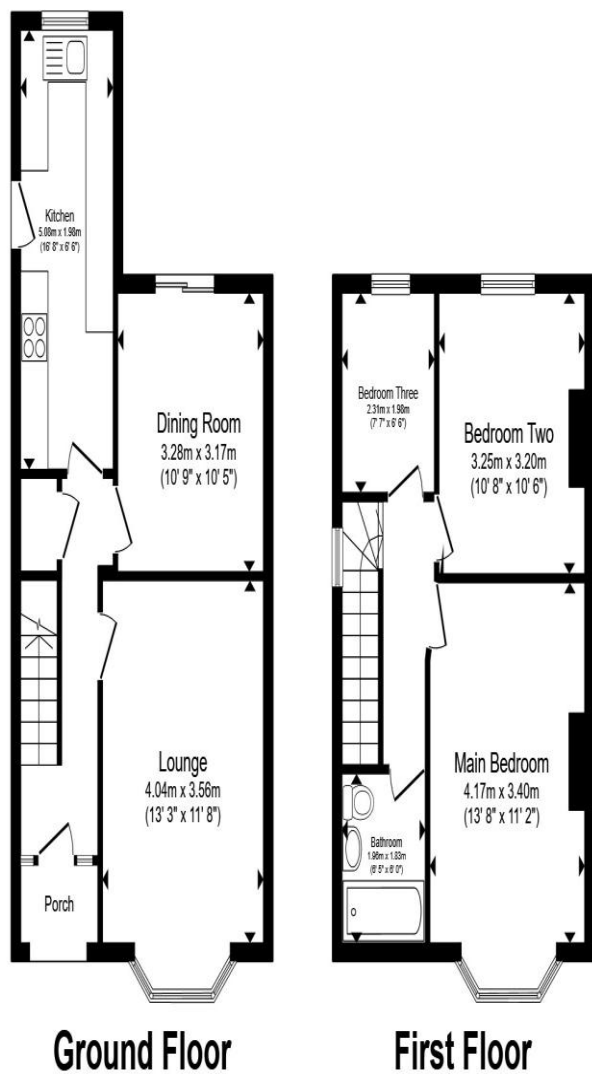
Outside:

Front Garden

A block paved driveway, flower beds and a side access leading to the rear garden.

Rear Garden

Generous, relatively un-overlooked, South facing rear garden with a large, raised decking area off the dining room, a fire pit (to stay), steps down to a patio seating area, a side access gate, a large grassed area, a slate walkway to the side, flower beds with sleeper borders. To the rear of the garden there are two sheds, an outside tap and lights, hedging and trees.



Total floor area 86.5 m² (931 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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welcome to
Bramford Lane,
Ipswich

- No onward chain
- Bay fronted, semi-detached home
- Three bedrooms
- Cosy lounge & separate dining room
- Ample off street parking

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

£260,000



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Property Ref:
IPS121715 - 0003

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