



**The Street, Bramford, Ipswich, IP8 4EB**

**welcome to**

## **The Street, Bramford, Ipswich**

This charming one bedroom cottage is situated in Bramford High Street and benefits from a large bedroom with walk in wardrobe/study, a spacious lounge, a kitchen/breakfast room, a ground floor bathroom, a beautifully presented rear garden and NO ONWARD CHAIN!

### **Lounge**

Spacious lounge with double glazed window to front, carpet flooring, an understairs storage cupboard, a gas fire and one storage heater.

### **Kitchen/Breakfast Room**

Double glazed window to the rear, a door to the garden, one storage radiator, tiled effect flooring, space for a table, eye and base level units in wood with oak effect worktop surfaces, a white, ceramic sink plus drainer and chrome mixer tap, space for appliances, a staircase to the first floor, a door to the bathroom and double glazed window to the rear.

### **Ground Floor Bathroom**

Double glazed window to the rear, low level WC, pedestal wash hand basin, carpet flooring, a bath and part tiled walls.

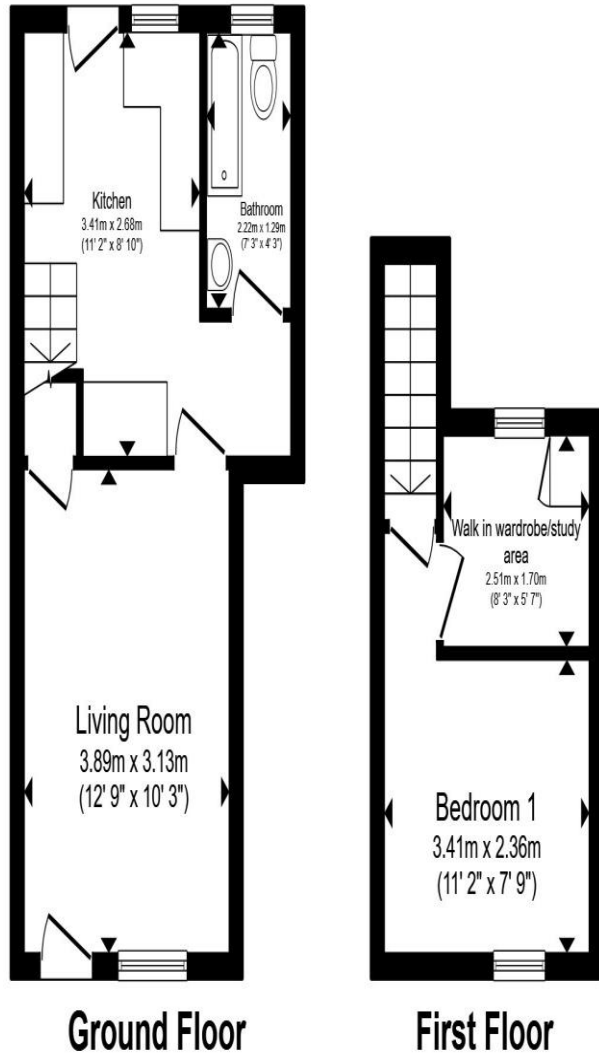
### **First Floor Landing Bedroom**

Double glazed window to the front, one storage radiator, carpet flooring, a fitted double wardrobe with sliding doors, an additional door to a large walk in wardrobe/study area with a further double glazed window to the rear, carpet flooring, an airing cupboard and loft hatch.

### **Outside:**

#### **Rear Garden**

Beautiful, mature rear garden with double gates to the rear, leading to the Co-Op car park, paved seating, a canopy area, a grassed area, a pond and full borders with trees, hedging, shrubs and plants.



Total floor area 40.5 m<sup>2</sup> (436 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](http://www.propertybox.io)



**welcome to**  
**The Street,**  
**Bramford, Ipswich**

- No onward chain
- Charming one bedroom cottage
- Large bedroom with walk in wardrobe/study
- Ground floor bathroom
- Beautifully presented rear garden

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

**£160,000**



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Property Ref:  
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