

# KEYSTONE



Bramford Lane, Ipswich, IP1 4EP

£159,995

End Terraced House  
Lounge/Diner  
Bathroom  
Popular Location

Two Bedrooms  
Kitchen  
Garden  
No Onward Chain

# Bramford Lane, Ipswich IP1 4EP

 2  1  1  D



Front entrance door  
Leading to lounge/diner.

Lounge/Diner  
22'3 x 11'1

Window to front, window to rear, two radiators,  
lamine flooring and feature fireplace.

Kitchen  
11'11 x 6'9

Fitted with a range of base units and drawers  
with matching wall mounted cabinets, sink &  
drainer unit with tiled splashback, wall mounted  
boiler, space for washing machine, space for  
cooker, space for fridge/freezer, window to  
side and door to side and radiator.

First Floor  
Landing with loft access.

Bedroom 1  
11'1 x 11'2

Window to front, radiator, cast iron fireplace.

Bedroom 2  
10'9 x 8'5

Window to rear and radiator.

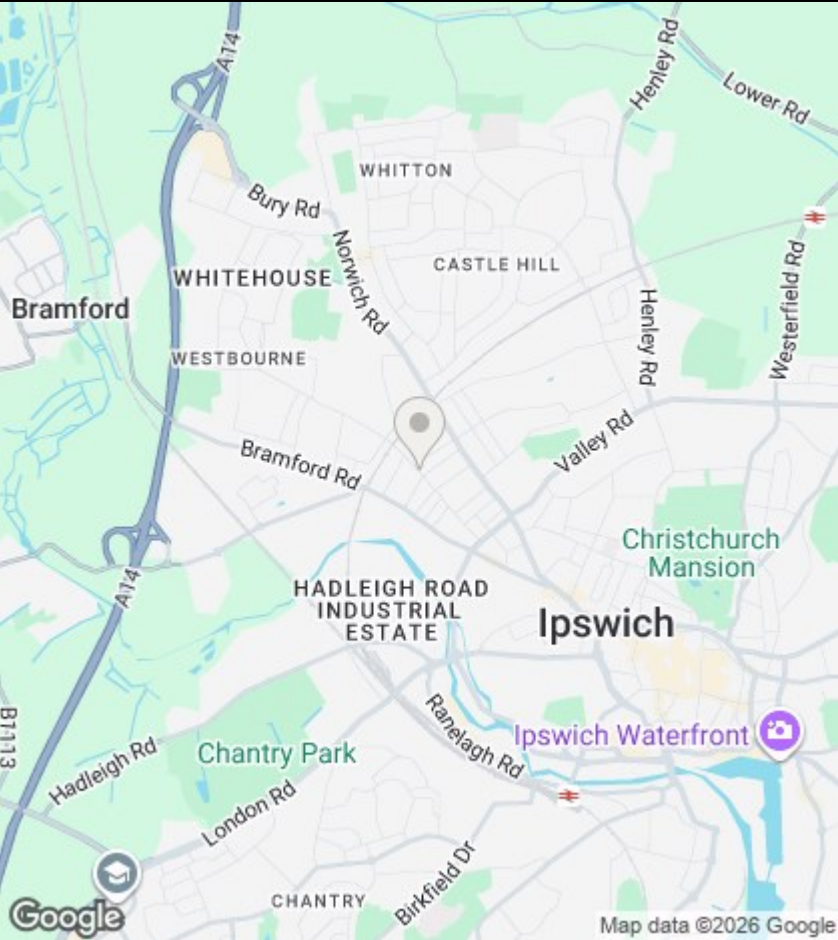
Bathroom

Fitted with a suite comprising of panelled bath,  
pedestal wash basin, WC, radiator, built-in  
storage cupboard and window to rear.

Outside

To the front of the property, there is a small  
open plan front garden.

The rear garden is predominantly laid to patio  
with lawn area enclosed by timber fencing.



## Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:  
D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 82                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 56      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

