



**Bramford Lane, Ipswich, IP1 5JH**

**welcome to**

## **Bramford Lane, Ipswich**

This three bedroom end-terraced home has been fully refurbished to a high standard and boasts a fully integrated kitchen with quartz worktops, a modern bathroom, fitted oak doors throughout, new central heating and re-wire, a large non-overlooked corner plot garden and NO ONWARD CHAIN!!

### **Lounge**

Double glazed window to the front, grey wood effect flooring, one radiator, TV point and boxed in meters.

### **Dining Room**

Double glazed window to the rear, grey wood effect flooring, one radiator and an understairs storage cupboard.

### **Kitchen**

Contemporary kitchen boasting a range of eye and base level units in grey with quartz worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, integrated oven with electric hob and extractor hood, integrated dishwasher and fridge/freezer, space for a washing machine, spot lights, grey wood effect flooring and a double glazed window to the side.

### **Inner Hall**

Grey wood effect flooring, a door leading to the side garden, loft hatch, fitted worktop with space for a stacked washing machine and tumble dryer.

### **First Floor Landing**

Carpet flooring and storage in the rafters.

### **Bedroom One**

Double glazed window to the rear, carpet flooring, one radiator and a built in wardrobe.

### **Bedroom Two**

Double glazed window to the front, carpet flooring, one radiator and a built in wardrobe.

### **Bathroom**

Low level WC, vanity sink with chrome waterfall mixer tap, bath with overhead shower, waterfall shower head and further shower attachment, black panelled splashback, chrome heated towel rail, spot lights, extractor fan, tiled flooring and a double glazed window to the side.

### **Second Floor Landing**

Storage in the rafters and a door leading to the third bedroom.

### **Bedroom Three**

Double glazed window to the front, carpet flooring, one radiator, loft hatch and a built in wardrobe.

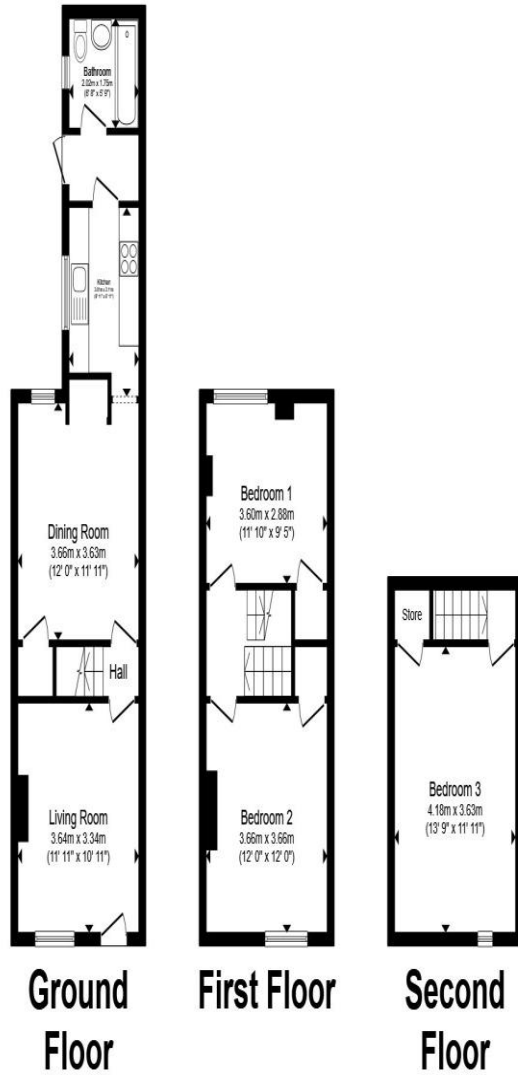
### **Outside:**

#### **Front Garden**

Enclosed front garden with steps up to the front door and a side access gate leading to the rear garden.

#### **Rear Garden**

Large, corner plot garden with a patio seating area, a lawned area, fully enclosed border, a side access gate and an outside tap and light.



Total floor area 94.7 m<sup>2</sup> (1,019 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**  
**Bramford Lane,**  
**Ipswich**

- No onward chain
- Fully integrated kitchen with quartz worktops
- Stylish grey wood effect flooring on the ground floor
- Modern bathroom
- Large non-overlooked corner plot garden

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

**£224,995**



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