

66 ACTON ROAD BRAMFORD



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Guide Price £200,000

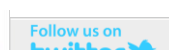


We are pleased to offer for sale this **VERY WELL PRESENTED, EXTENDED THREE BEDROOM MODERN VILLAGE HOUSE**, occupying a pleasant and convenient village centre position, walking distance to schools and shops. Offered with the benefit of no onward chain.

- SPACIOUS RECEPTION HALL
- SITTING ROOM
- IMPRESSIVE EXTENDED KITCHEN/DINING ROOM
- SEPARATE UTILITY ROOM
- MODERN RE-FITTED KITCHEN
- FIRST FLOOR LANDING
- THREE BEDROOMS
- MODERN BATHROOM
- SEPARATE WC
- GAS FIRED HEATING WITH RECENT BAXI BOILER & PVC DOUBLE GLAZING
- LOW MAINTENANCE UN-OVERLOOKED REAR GARDEN
- PARKING TO THE REAR
- NO ONWARD CHAIN

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Partners: K.W.Bahar & A.Salisbury



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SITUATION:

The property occupies a peaceful position within a small cul-de-sac walking distance to the village centre of Bramford. Bramford offers village superstore and post office, a public house, pharmacy and primary schooling. The county town of Ipswich is approximately three miles distance offering a wide range of shopping and recreational facilities including mainline railway link to London's Liverpool Street. The A14 trunk road offers access in an easterly direction to the A12, Ipswich and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and onto the Midlands.

This deceptive house, larger than it first appears is presented in very good condition throughout having been well maintained and upgraded by the present owners. Features include an impressive and spacious entrance hall, ground floor utility room, sitting room located to the front. To the rear the property has been extended providing a good size kitchen/dining/living room with French doors leading directly to the garden. On the first floor the landing gives access to three bedrooms and modern bathroom with separate wc. The kitchen was re-fitted less than a year ago and the Baxi Gas fired boiler has recently been replaced. The property is offered with the benefit of no onward chain.

ENTRANCE HALL:

PVC double glazed entrance door and side window, staircase to the first floor, wood effect flooring, solid oak internal doors, radiator.

UTILITY ROOM:

5' 5" x 4' 7" (1.65m x 1.4m) Fitted worktop, plumbing for washing machine, space for tumble dryer, PVC double glazed window to the front aspect.

SITTING ROOM:

13' 8" x 10' 9" (4.17m x 3.28m) Radiator, tv point, generous PVC double glazed window to the front aspect.

LIVE IN KITCHEN/DINING ROOM:

12' 9" x 11' 5" (3.89m x 3.48m) wood effect flooring, inset spotlights, Patio doors opening to the garden.

KITCHEN AREA:

9' 9" x 7' 6" (2.97m x 2.29m) Recently re-fitted contemporary style base and wall mounted units having painted shaker style doors and drawer fronts, fitted worktops inset with stainless steel single bowl sink unit, built-in black glass ceramic hob, black glass and stainless steel double oven, space for fridge/freezer, wood effect flooring, inset spotlights, PVC double glazed window to the rear aspect.

FIRST FLOOR LANDING:

Built-in airing cupboard, access to the insulated loft space with fitted ladder.

BEDROOM 1:

12' 9" x 8' 7" (3.89m x 2.62m) Radiator, PVC double glazed window to the front aspect.

BEDROOM 2:

12' 8" x 6' 6" (3.86m x 1.98m) Radiator, PVC double glazed window to the rear aspect.

BEDROOM 3:

12' 9" x 5' 7" (3.89m x 1.7m) Radiator, PVC double glazed window to the front aspect.

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BATHROOM:

8' 7" x 4' 6" (2.62m x 1.37m) White suite comprises pedestal wash hand basin and panel bath with shower connected over and pivot glazed screen, extensive stone effect wall tiling, shaver point, tiled floor, radiator, PVC double glazed window to the rear aspect.

SEPARATE WC:

With white low level wc, half glazed stone effect wall tiling, tiled floor.

OUTSIDE:

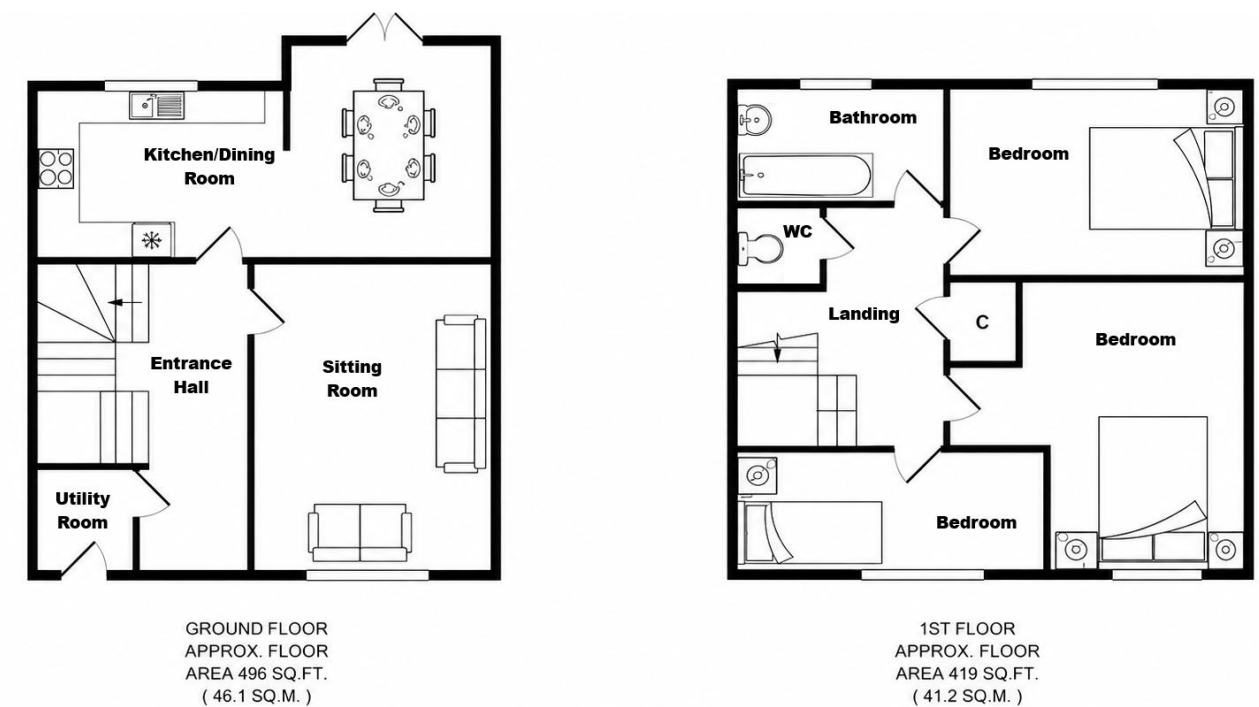
The garden to the rear is of low maintenance design with paved terrace, brick built store, gated access to the parking area.

POSTCODE: IP8 4HZ

ENERGY RATING: C - 74

VIEWING:

By arrangement with the agents, Hamilton Smith, 01473 833307, or email us at claydon@hamilton-smith.com You can also visit our web site www.hamilton-smith.com



TOTAL APPROX. FLOOR AREA 915 SQ.FT. (87.3 SQ.M.)

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