



**Acton Road, Bramford, Ipswich, IP8 4HU**

**welcome to**

## **Acton Road, Bramford, Ipswich**

This well-presented, semi-detached home benefits from three good-sized bedrooms, a lounge/diner, a conservatory with under floor heating, a 1st floor shower room with separate cloakroom and ample on street parking, with additional residents parking to the rear.

### **Entrance Porch**

Carpet flooring, a frosted double glazed window to the front and a large cloakroom cupboard with space for a fridge/freezer.

### **Entrance Hall**

Carpet flooring, one radiator, an understairs storage cupboard and an additional storage cupboard.

### **Lounge/Diner**

Double glazed floor to ceiling windows to the front, double doors to the conservatory, carpet flooring throughout, two radiators, TV point, spotlights and a wood clad ceiling.

### **Conservatory**

Double glazed windows to the side and rear, a glazed door to the garden, tiled flooring, under floor heating, a vaulted ceiling, double doors to the lounge/diner and one electric radiator.

### **Kitchen**

Double glazed window to the rear, tiled flooring throughout, one radiator, a fitted breakfast bar, eye and base level units in wood with stone effect worktop surfaces, a one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback, an integrated oven with induction hob and extractor hood, an integrated slimline dishwasher and fridge.

### **First Floor Landing**

Carpet flooring, a storage cupboard, an airing cupboard and loft hatch.

### **Master Bedroom**

Double glazed window to the front, oak effect flooring, one radiator and a full wall of fitted wardrobes.

### **Bedroom Two**

Double glazed window to the rear, carpet flooring, one radiator and two fitted eye level cabinets.

### **Bedroom Three**

Double glazed window to the front, carpet flooring, one radiator and a double, fitted, sliding wardrobe.

### **Cloakroom**

Part tiled walls, tiled flooring, low level WC, spotlights and extractor fan.

### **Shower Room**

Double glazed window to the rear, tiled flooring, fully tiled walls, fitted vanity sink, a shower with glass enclosure, waterfall showerhead and shower attachment, chrome heated towel rail, extractor fan and shaver point.

### **Outside:**

#### **Front Garden**

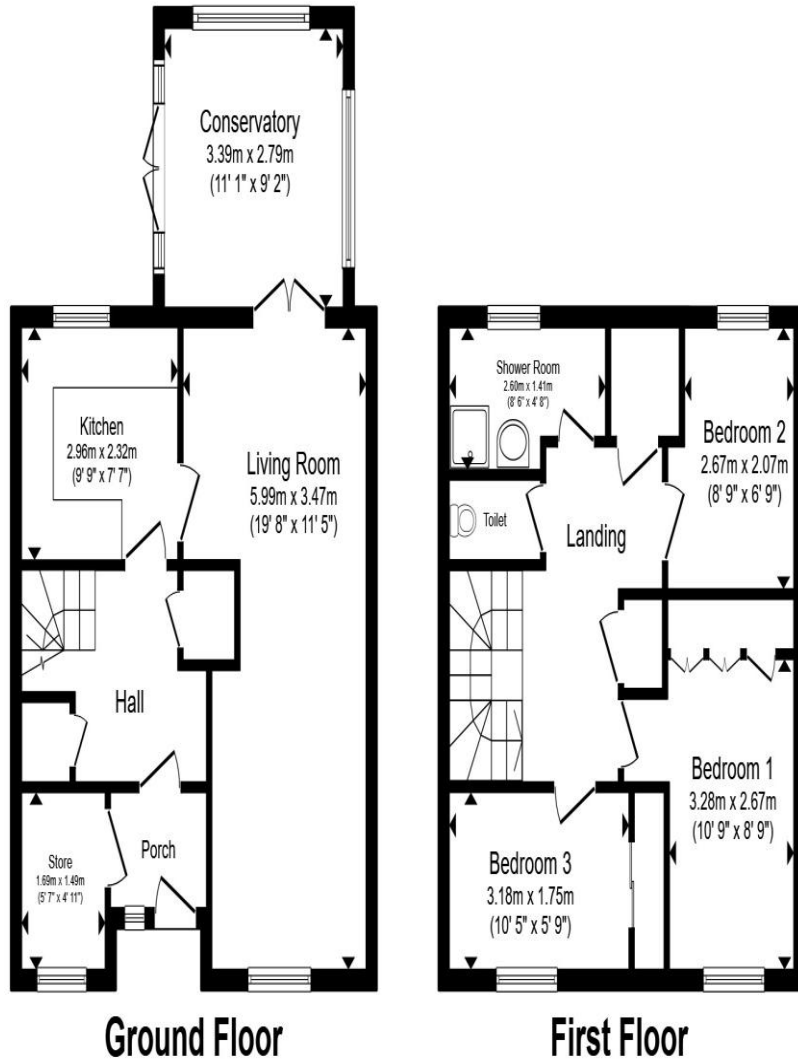
A grassed area to the front and side, potential for creating off street parking (STPP), hedging, a pathway to the front door a side access to the rear garden.

#### **Rear Garden**

A sunny rear garden with a fully enclosed border, a partially walled border to the side, a brick archway and gate, leading to the side garden, a brick shed with power, an additional shed with power, a green house, a large patio seating area, a pathway leading to the rear of the garden, a grassed area, a slate border, raised flower beds, hedging, an outside tap and security lights.

#### **Parking**

Ample on street parking and additional residents parking to the rear.



Total floor area 92.6 m<sup>2</sup> (996 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**  
**Acton Road,**  
**Bramford Ipswich**

- Three good-sized bedrooms
- 1st floor shower room & separate cloakroom
- Good-sized kitchen
- Conservatory with under floor heating
- Ample on street parking & additional residents parking to the rear

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

**£250,000**



**view this property online** [williamhbrown.co.uk/Property/IPS121454](http://williamhbrown.co.uk/Property/IPS121454)



Property Ref:  
IPS121454 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01473 226101**



[ipswich@williamhbrown.co.uk](mailto:ipswich@williamhbrown.co.uk)



16-18 Wolsey House, Princes Street, IPSWICH,  
Suffolk, IP1 1QT



[williamhbrown.co.uk](http://williamhbrown.co.uk)