



Connells

Bramford Lane  
Ipswich



## Property Description

Connells are pleased to offer this two-bedroom mid-terraced property situated to the West of Ipswich and close to many amenities. The property comprises of a large open plan lounge and dining area, kitchen, first floor bathroom, front and a low maintenance rear garden. The home also has double glazing throughout and gas central heating.

There are many local amenities as well as primary and secondary schools close by and convenient access to the A 12 A/14 trunk roads.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

## Open Plan Living

### Sitting Area

Accessed via upvc double glazed entrance door, upvc double glazed window to front, feature fireplace, radiator, textured and coved ceiling and access to:

### Dining Area

PVC double glazed window to rear, stairs rising to the first floor, radiator, coved and textured ceiling and door giving access to:

### Kitchen

Upvc double glazed window to side, upvc double glazed door giving access to the rear garden, space for fridge freezer, space for cooker, space and plumbing for washing machine, 1 1/2 bowl sink inset in a roll edge

work surface with cupboards and drawers under and matching above, tiled splashbacks, radiator, coved ceiling and storage cupboard.

## Landing

Double glazed window to side, loft access and doors to:

## Bedroom One

Upvc double glazed window to front, wood effect flooring, radiator, coved and textured ceiling.

## Bedroom Two

Two upvc double glazed tilt and turn window to rear, radiator, coved and textured ceiling.

## Bathroom

Upvc double glazed window to rear, low level w/c, panel bath with mixer tap and shower over, pedestal wash hand basin, heated towel rail, extractor fan and cupboard housing wall mounted boiler.

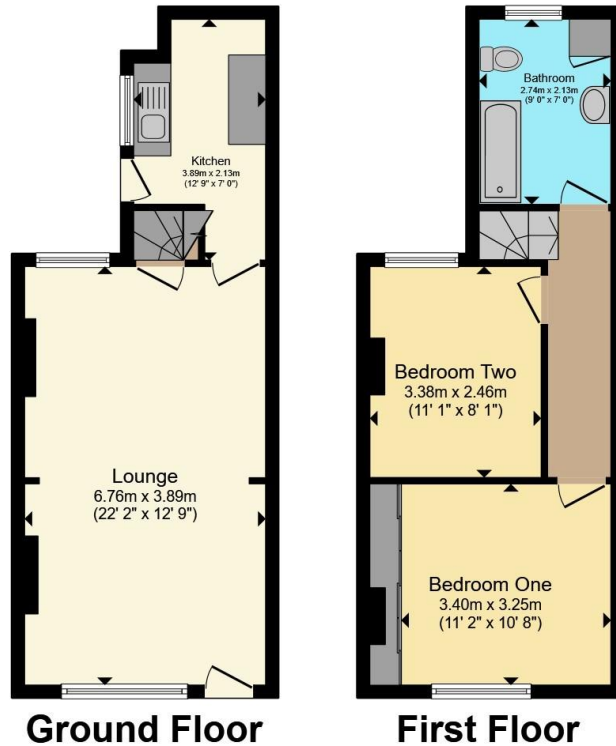
## Outside

To the front of the property there is a small garden enclosed by a brick wall. The rear garden has a paved patio area, artificial grass area with raised flower beds, brick shed, outside tap and gated rear access.

## Agents Note

The vendor has advised a new roof was installed in October 2025 - relevant documentation available upon request





Total floor area 69.2 m<sup>2</sup> (744 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)



To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: A

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Tenure: Freehold



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