



Connells

Bramford Lane
Ipswich



Property Description

Located to the North West side of Ipswich you will find this spacious three bedroom semi detached family home benefiting from downstairs w/c, garage, off-road parking and is being sold with no onward chain.

The property is situated near many local amenities as well as primary and secondary schools and is close by from 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.

Entrance Hall

Accessed via double glazed front door, radiator, ceiling light, hive thermostat on the wall and doors giving access to:

Lounge

21' 6" x 13' (6.55m x 3.96m)
Double glazed large window to front, radiator, two pendant lights, electric fire with wooden mantle and serving hatch to kitchen.

W/C

Previously a lift this room is now a downstairs w/c consisting of a wash hand basin, low-level w/c, heater, extractor fan and handrails either side.

Kitchen

12' 11" x 8' (3.94m x 2.44m)
Access via sliding door, the kitchen comprises of matching wall and base units, stainless steel mixer tap and draining board to each

side, tiled flooring, double glazed window, gas hob and oven with extractor fan over and tiled splash backs, space for fridge, washing machine and dryer.

Rear Porch/Conservatory

6' 5" x 5' 1" (1.96m x 1.55m)
Double glazed door giving access to the rear garden, double glazed windows and tiled flooring.

Hallway

Stairs leading to first floor landing with an electric stair lift.

First Floor Landing

Double glazed window, fire alarm, light point and doors giving access to:

Bedroom One

18' 8" x 9' 7" (5.69m x 2.92m)
Double glazed window, radiator and double pendant light.

Bedroom Two

15' 3" x 9' 5" (4.65m x 2.87m)
Double glazed windows and radiator.

Bedroom Three

11' 11" x 9' 7" (3.63m x 2.92m)
Double glaze window, radiator and airing cupboard with shelving.

Wet Room

Accessed via sliding door, double glazed window, low-level w/c, wash hand basin with mixer tap, handrails, radiator and shower with curtain rail

surrounding.

Loft

Accessed via drop-down ladder, partly boarded with a spray foam insulation done four years ago with copy of guarantee.

Outside

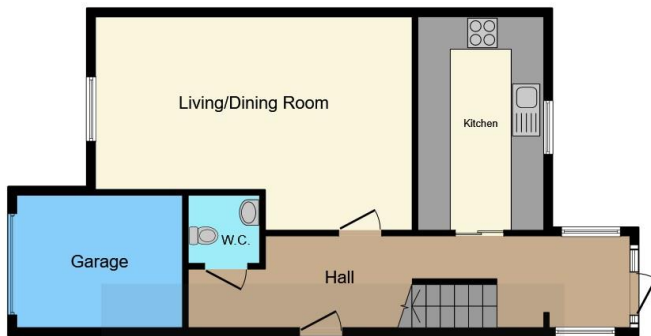
The rear garden has side access from driveway and from rear porch and consists of concrete slabs, has a wooden shed to remain which measures 24 09 ft x 25 08 ft.

The front garden has a concrete paved driveway which provides parking and is accessed by a drop curb and the remainder laid to lawn.

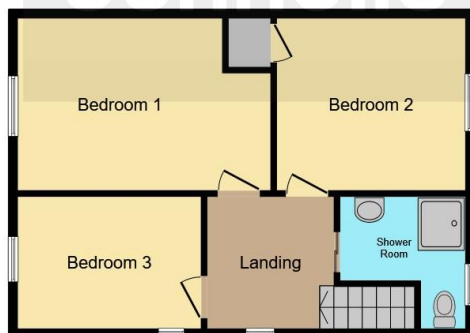
Garage

Has a up and over door, single glazing window, electric boiler, switchboard, gas oil changed around a year ago and is located at the rear of the garage.





Ground Floor



First Floor

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.focalagent.com

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EPC Rating: D Council Tax
 Band: B

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Tenure: Freehold



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