



Bramford Road, Ipswich,  
£950 Per month

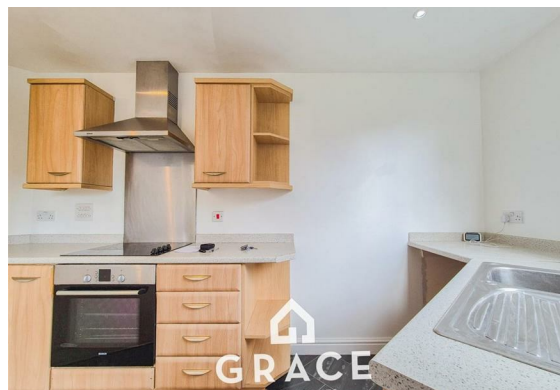
Grace Estate Agents are delighted to bring to the market this well-presented two-bedroom flat on Bramford Road. The property features a bright and spacious living area, along with a well-equipped kitchen.

There are two generously sized bedrooms, including a master bedroom with the added benefit of a private en-suite shower room. A separate main bathroom serves the remainder of the property, finished to a good standard throughout.

Externally, the property benefits from one allocated parking space, as well as visitors spaces for guests. Residents also have access to a communal bike shed and a bin store located within the car park, adding to the practicality of the development.

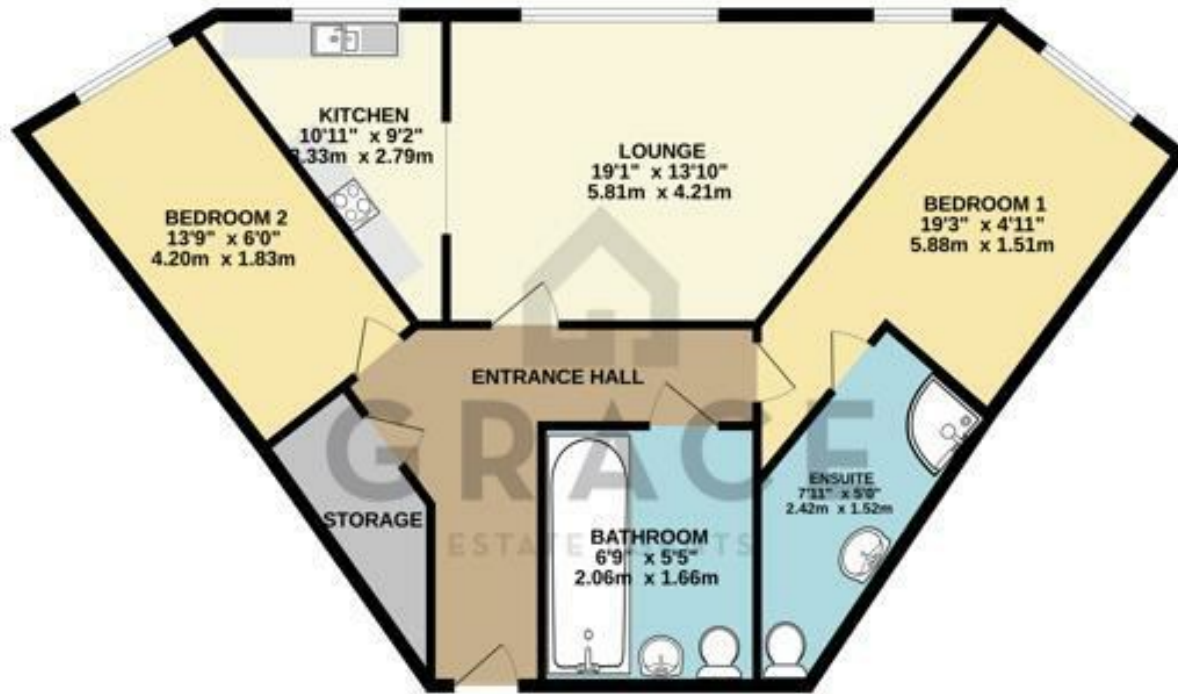
The location is particularly attractive for commuters, with excellent access to the A12 and A14, making travel to surrounding towns and cities straightforward. The property is also within easy reach of Ipswich town centre and its range of shops, restaurants, and transport links. For day-to-day essentials, there is a Morrisons supermarket just a short walk away, along with a selection of local convenience stores nearby.

Please call us today to book your viewing!



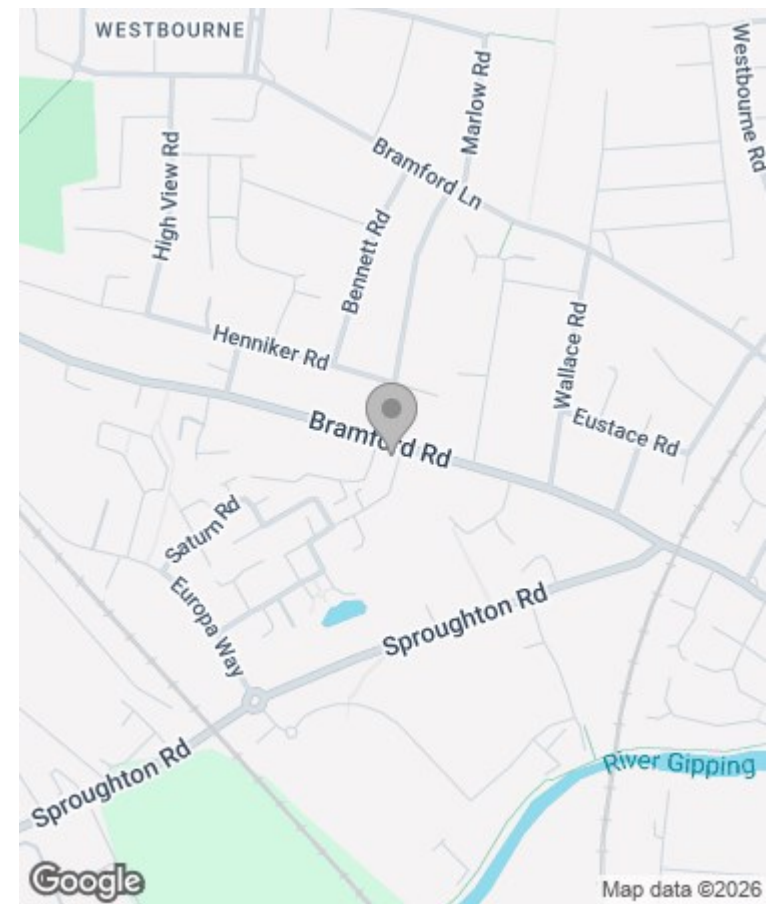


GROUND FLOOR  
954 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA 954 sq.ft. (88.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Intropix 1/2025.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.