



Bramford Road, Ipswich, IP1 4BA

Price £195,000 Freehold

**ipswich & suffolk** estate agents  
Part of the Your Ipswich Group

# Bramford Road, Ipswich, IP1 4BA

**NO ONWARD CHAIN** - An ideal opportunity to purchase this 3 bedroom semi-detached property located to the West of Ipswich close to schools, bus service, Morrisons & Aldi, also easy access to A14/A12 trunk roads. The property is arranged over two floors comprising entrance, two reception rooms, kitchen, G/F bathroom, stairs to first floor leading to 3 bedrooms. The property further benefits from gas central heating, double glazed windows throughout, timber shed and greenhouse, mature rear gardens, ideally suited for FTB's, the property does require some updating.

## **ENTRANCE**

UPVC door into entrance, stairs to first floor, radiator, door into sitting room.

## **SITTING ROOM**

12' 11" x 11' (3.94m x 3.35m) Carpeted flooring, double glazed window to front aspect, radiator, open fireplace, storage cupboard under stairs.

## **DINING ROOM**

16' 3" max x 11' 1" (4.95m x 3.38m) Carpeted flooring, double glazed window to rear aspect, radiator, shelved built in cupboards, gas fire, door into kitchen.

## **KITCHEN**

9' 1" x 6' 6" (2.77m x 1.98m) Matching wall & base units with roll edge worktops, 4 ring gas hob with extractor over, gas oven, Stainless steel sink with swan neck mixer tap, washing machine to stay, fridge/freezer to remain, double glazed window to side aspect, vinyl floor covering, door to rear lobby area with shelved pantry, double glazed door to side aspect, door to bathroom.

## **BATHROOM**

Comprising low level WC, wash hand basin and bath, radiator, extractor fan, double glazed window to side aspect.

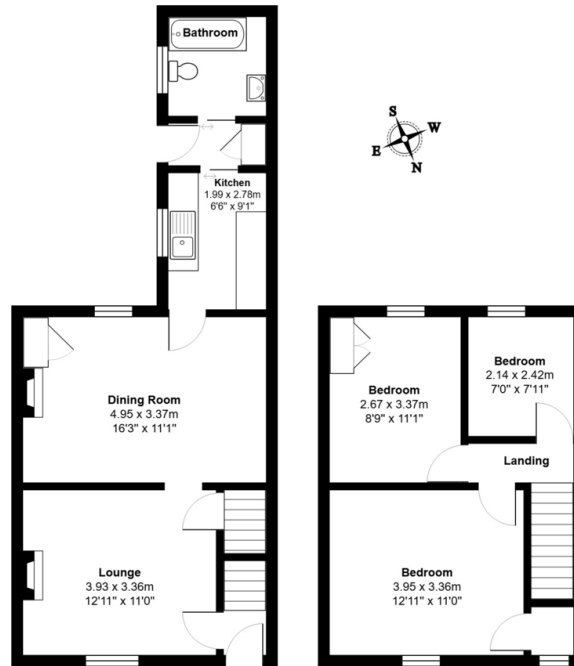
## **STAIRS**

Carpeted stairs and landing, loft hatch, doors to bedrooms.

## **BEDROOM**

12' 11" x 11' 0" (3.94m x 3.35m) Carpeted flooring, double glazed window to front aspect, radiator, walk in cupboard.





Total Area: 80.4 m<sup>2</sup> ... 866 ft<sup>2</sup>

### BEDROOM 2

11' 1" x 8' 9" (3.38m x 2.67m) Carpeted flooring, double glazed window to rear aspect, radiator, built in cupboard.

### BEDROOM 3

7' 11" x 7' 0" (2.41m x 2.13m) Carpeted flooring, double glazed window to rear aspect, radiator.

### OUTSIDE

Enclosed front garden with a variety of flower and shrubs, possibility to create off road parking (subject to the necessary consents) side passage shared with neighbour leading to South facing rear garden which is laid to lawn with mature flower & shrub borders, timber shed with power connected, greenhouse, garden all enclosed by fencing.

### NEAREST SCHOOLS

Springfield infant & junior schools, Westbourne Academy.

### SERVICES

We understand all mains services are connected.

### COUNCIL

Ipswich Borough Council  
Council Tax Band (B) £1,834.42

### DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

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### AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase. As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more. If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

### BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Bramford Road IPSWICH IP1 4BA	Energy rating	Valid until: 8 October 2035
	<b>D</b>	Certificate number: 7118-9115-3002-0000-9596



**VIEWING STRICTLY BY APPOINTMENT  
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