

# KEYSTONE



Flindell Drive, Bramford, Ipswich, IP8 4ES

Offers In Excess Of £210,000

Terraced House  
Lounge/Diner  
Bathroom  
Garden Room  
No Onward Chain

Two Bedrooms  
Kitchen  
Garden  
Popular Village Location

# Flindell Drive, Ipswich IP8 4ES

Nestled in the charming village of Bramford, this delightful terraced house on Flindell Drive offers a wonderful opportunity for both first-time buyers and those looking to downsize. The property boasts a deceptively spacious layout, providing ample room for comfortable living.

Inside, you will find a welcoming reception room that serves as the perfect space for relaxation or entertaining guests. The two generously sized double bedrooms are ideal for accommodating family or guests, ensuring everyone has their own space. The bathroom is well-appointed, catering to all your daily needs.

This charming home is perfect for those seeking a blend of comfort and convenience in a picturesque setting. Don't miss the chance to make this lovely property your own.



#### Front entrance door

Leading to entrance hall with radiator, stairs to first floor, built-in storage cupboard and laminate flooring.

#### Lounge/Diner

14'8 x 11'9

With window to front, French doors and a window to rear, two radiators and a storage cupboard.

#### Kitchen

12'0 x 9'6

Fitted with a range of base units and drawers with matching wall mounted cabinets, a sink & drainer unit with tiled splashbacks, built-in hob, built-in double oven and space for a fridge freezer. There is a window and door to rear, a radiator and tiled flooring.

#### First Floor Landing

With window to front, loft access and two built-in storage cupboards.

#### Bedroom 1

14'9 x 8'6

Window to rear and radiator.

#### Bedroom 2

14'9 x 8'5

Window to rear and radiator

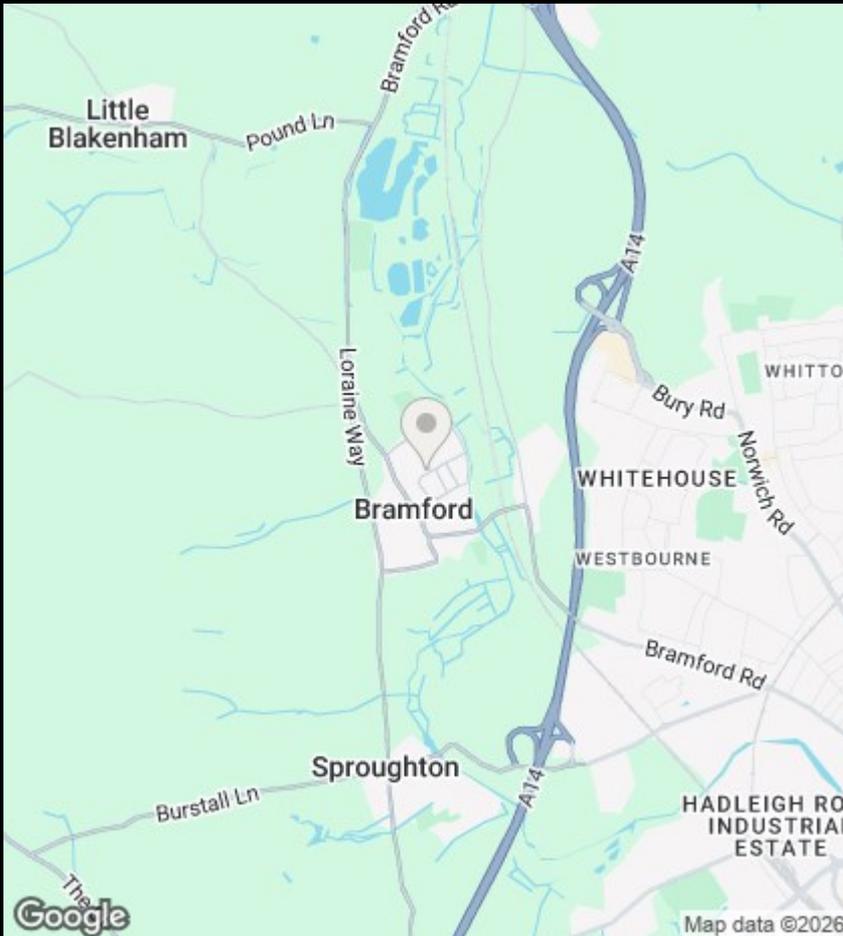
#### Bathroom

Fitted with a suite comprising of panel bath with shower over, w/c, hand basin, heated towel rail and window to rear.

#### Outside

To the front of the property there is an open plan front garden.

The rear garden is enclosed and laid to patio with a storage shed and generous garden room with power and light connected and a gate to rear.



## Viewings

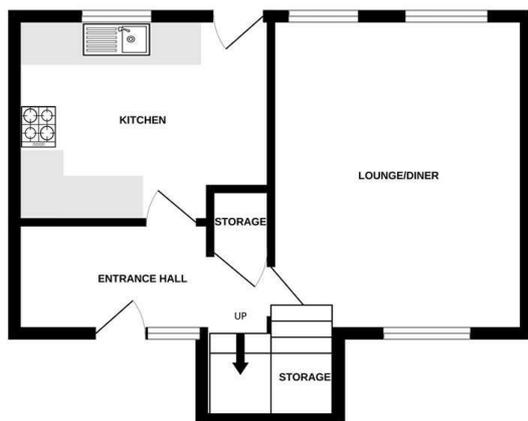
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

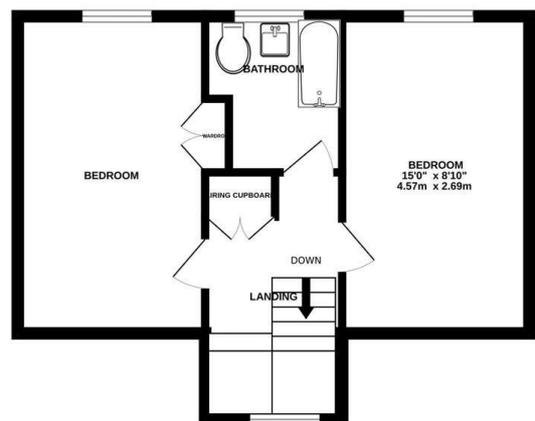
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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