



The Street, Bramford, Ipswich, IP8 4EB

welcome to

The Street, Bramford, Ipswich

This charming one bedroom cottage is situated in Bramford High Street and benefits from a large bedroom with walk in wardrobe/study, a spacious lounge, a kitchen/breakfast room, a ground floor bathroom, a beautifully presented rear garden and NO ONWARD CHAIN!

Lounge

Spacious lounge with double glazed window to front, carpet flooring, an understairs storage cupboard, a gas fire and one storage heater.

Kitchen/Breakfast Room

Double glazed window to the rear, a door to the garden, one storage radiator, tiled effect flooring, space for a table, eye and base level units in wood with oak effect worktop surfaces, a white, ceramic sink plus drainer and chrome mixer tap, space for appliances, a staircase to the first floor, a door to the bathroom and double glazed window to the rear.

Ground Floor Bathroom

Double glazed window to the rear, low level WC, pedestal wash hand basin, carpet flooring, a bath and part tiled walls.

First Floor Landing

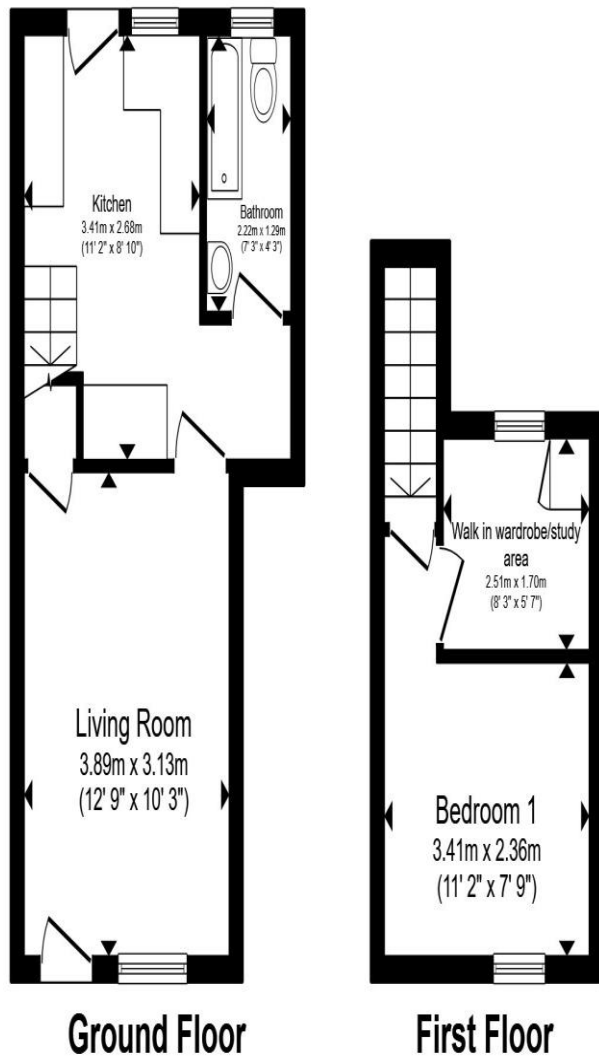
Bedroom

Double glazed window to the front, one storage radiator, carpet flooring, a fitted double wardrobe with sliding doors, an additional door to a large walk in wardrobe/study area with a further double glazed window to the rear, carpet flooring, an airing cupboard and loft hatch.

Outside:

Rear Garden

Beautiful, mature rear garden with double gates to the rear, leading to the Co-Op car park, paved seating, a canopy area, a grassed area, a pond and full borders with trees, hedging, shrubs and plants.



Total floor area 40.5 m² (436 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



welcome to
The Street,
Bramford Ipswich

- No onward chain
- Charming one bedroom cottage
- Large bedroom with walk in wardrobe/study
- Ground floor bathroom
- Beautifully presented rear garden

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£150,000



view this property online williamhbrown.co.uk/Property/IPS121657



Property Ref:
IPS121657 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH,
Suffolk, IP1 1QT



williamhbrown.co.uk