



ipswich & suffolk



Bramford Lane, Ipswich, IP1 4DQ

Guide Price £235,000 Freehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

CHAIN FREE - A rarely available and cherished three bedroom semi-detached family home, located in the popular West of Ipswich within a desirable cul-de-sac setting just off Bramford Lane. One of an individual pair of semi-detached houses, this honest residence has been well maintained and offers accommodation of decent proportions comprising; storm porch, entrance hall, kitchen and dining room, and sitting room on the ground floor, with landing, three bedrooms and bathroom on the first floor. To the outside there is driveway off-road parking to the front, with a good sized established garden to the rear. Predominantly double glazed and with gas fired central heating, there is ample scope for further potential, and as such, early viewing is highly advised. Probate has been applied for and we are informed it should be granted imminently.

SHELTERED STORM PORCH

Tiled threshold, double glazed door to entrance hall.

ENTRANCE HALL

Radiator, under stairs recess, built-in cupboard housing wall mounted gas fired boiler, stairs rising to first floor, wood effect flooring, doors to.

KITCHEN AND DINING ROOM

17' 9" x 12' 8" max. narrowing to 9' 2" approx. plus pantry. (5.41m x 3.86m) Double glazed window to side, two radiators, a comprehensive range of classic style base and eye level fitted cupboard and drawer units, marble effect work surfaces, built-in electric oven, inset electric hob with extractor over, under counter space for washing machine, opening to pantry with double glazed window to side and space for fridge-freezer, feature fireplace recess, wood effect flooring, double glazed French doors opening out to garden, double glazed door to garden.

SITTING ROOM

11' 9" x 11' 9" approx. (3.58m x 3.58m) Double glazed window to front, radiator, broadband, television and telephone points, coal effect electric fire set in front of concealed fireplace, wood effect flooring.

STAIRS RISING TO FIRST FLOOR

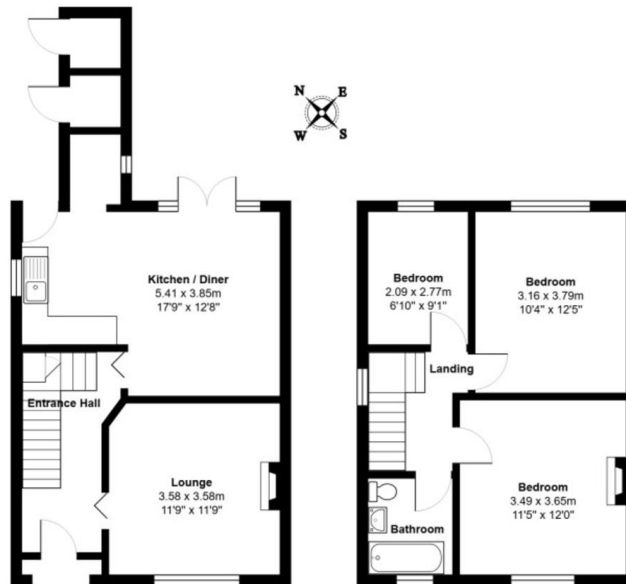
LANDING

Double glazed window to side, loft access, doors to.

BEDROOM ONE

11' 5" x 12' approx. (3.48m x 3.66m) Double glazed window to front, radiator, traditional style fireplace with tiled surround, picture rail.





Total Area: 86.5 m² ... 931 ft²

BEDROOM TWO

10' 4" x 12' 5" approx. (3.15m x 3.78m) Double glazed window to rear, radiator, picture rail.

BEDROOM THREE

6' 10" x 9' 1" approx. (2.08m x 2.77m) Double glazed window to rear, radiator.

BATHROOM

Obscured double glazed window to front, radiator, panelled bath with electric shower over, pedestal hand wash basin, low level WC.

OUTSIDE

To the outside there is a brick paved driveway providing off-road parking and a low maintenance frontage with stocked central flower bed surrounded by shingle. Gated side pedestrian access reveals a good sized established garden which is not overlooked and enjoys a leafy tree lined outlook, predominantly laid to mature lawn with patio and raised decking, there are a variety of trees and shrubs, and two brick outbuildings for useful storage.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,834.42 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Springfield Infant School and Nursery, and Springfield Junior primary and Westbourne Academy secondary.

DIRECTIONS

Leaving Ipswich town centre, head west on Crown St/A1156 towards High St, go through 1 roundabout, at the roundabout, take the 1st exit onto Chevallier St/A1214, turn right onto Bramford Ln, turn right onto Lambeth Close, the destination will be on the left.

BROADBAND AND 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>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMEPTITION 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.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she

has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Energy performance certificate (EPC)		
Bramford Lane IPSWICH IP1 4DQ	Energy rating	Valid until: 5 August 2035
	D	Certificate number: 0082-1209-9405-3600-1000
Property type	Semi-detached house	
Total floor area	82 square metres	



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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