







548 Bramford Road, Ipswich, Suffolk, IP1 5BE

Guide Price £150,000 Freehold

ipswich & suffolk estate agents

Part of the Your Ipswich Group

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SUMMARY

NO ONWARD CHAIN - Ipswich & Suffolk Estate Agents are delighted to offer for sale this 2 bedroom mid-terraced house located to the West of Ipswich, close to local shops and bus service, a short walk to local schools and there is easy access to A14/A12. The accommodation requires some updating and briefly comprises: entry into lounge/dining room with log burner, kitchen, utility room G/F cloakroom, stairs to first floor leading to 2 double bedrooms and spacious bathroom. Further benefits include a new slate roof installed in January 2026, there is gas central heating and double glazing throughout. This home would be suitable for FTB or investors.



ENTRY

UPVC door into lounge/dining.



LOUNGE/DINING

20' 11" x 12' 1" (6.38m x 3.68m) Carpeted flooring, 2 radiators, dual aspect double glazed window to front and rear aspect, fireplace with log burner for those winter nights, door to staircase and door to kitchen.

KITCHEN

11' 10" x 7' 5" (3.61m x 2.26m) Matching wall and base units with roll edge work tops, 4 ring electric hob and oven, stainless steel extractor hood over, vinyl floor covering, stainless steel sink & drainer, storage cupboard under stairs, double glazed window to side aspect, radiator, double glazed door to rear aspect, opening into utility area worktop with plumbing for washing machine, vinyl flooring double glazed window to side aspect, door into cloakroom.



UTILITY ROOM

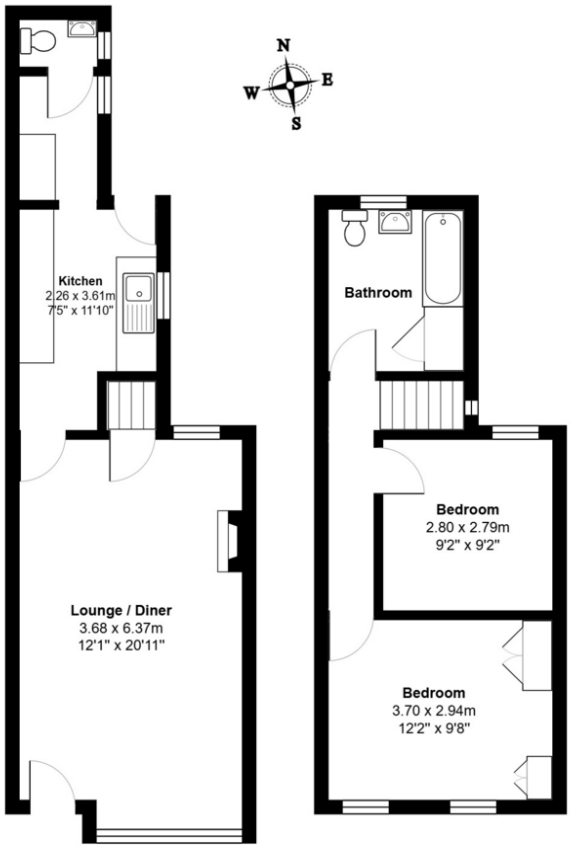
Worktop with plumbing for washing machine, vinyl flooring double glazed window to side aspect, door into cloakroom.

CLOAKROOM

Low level WC, wash hand basin, vinyl floor covering, double glazed window to side aspect.

STAIRS

From lounge/dining carpeted stairs and landing, loft hatch, doors to bedrooms and bathroom.



Total Area: 65.6 m² ... 706 ft²

BEDROOM 1

12' 2" x 9' 8" (3.71m x 2.95m) Carpeted flooring, 2 double glazed windows to front aspect, radiator, 2 door built in wardrobe, further built in storage and shelving in recess.

BEDROOM 2

9' 2" x 9' 2" (2.79m x 2.79m) Carpeted flooring, radiator, double glazed window to rear aspect.

BATHROOM

Comprising low level WC, wash hand basin and bath with electric shower over, heated towel rail, vinyl floor covering, built in airing cupboard housing Worcester combination boiler, double glazed window to rear aspect.

OUTSIDE

Front garden enclosed by dwarf brick wall. Rear garden ready for the garden enthusiast, timber garden shed, a few shrubs and bushes, all enclosed by fencing, Right Of way access over neighbours garden to passageway.

SERVICES

We understand all mains services are connected.

COUNCIL

Ipswich Borough Council, Tax Band (A) £1,645.50p.

NEAREST SCHOOLS

Whitehouse CP School & Westbourne Academy.

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

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, 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.

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)

548 Bramford Road IPSWICH IP1 5BE	Energy rating **D**	Valid until:	**9 October 2035**
		Certificate number:	**7035-4420-9509-0960-5292**

Property type	Mid-terrace house
Total floor area	66 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60







VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH LTD

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