



Bramford Lane | Ipswich | IP1 4DQ

Price £220,000 Freehold



Bramford Lane, Ipswich, IP1 4DQ

CHAIN FREE - A well presented, larger three double bedroom end of terrace Victorian House located to the popular West of Ipswich convenient, to the town centre. The accommodation comprises, entrance hall, lounge-diner, fitted kitchen, rear lobby and modern bathroom on the ground floor with landing and three generously proportioned bedrooms on the first floor. To the outside the property is set back to the front by a low maintenance shingled garden, whilst to the rear there is an attractive, good-sized garden mainly laid to mature lawn with an elevated decked entertainment area enjoying an open outlook. Further benefits include, double glazing, gas fired central heating and traditional style stripped panelled internal doors. Early viewing is highly recommended.



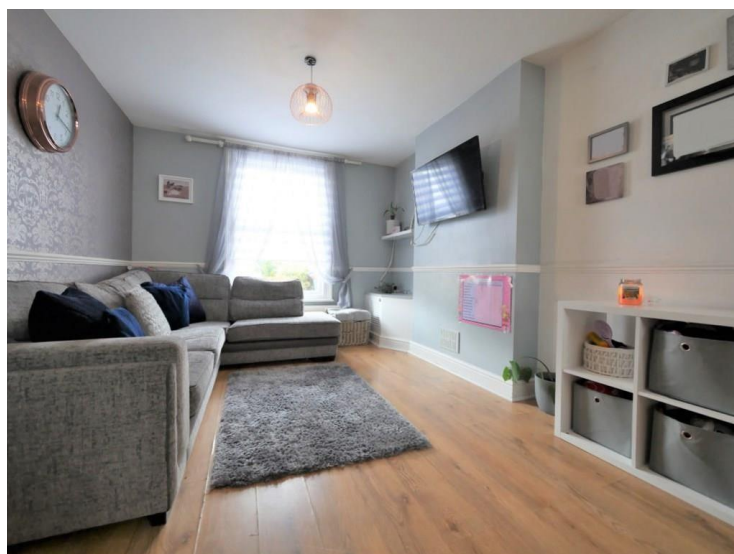
DOUBLE GLAZED FRONT DOOR TO ENTRANCE HALL

ENTRANCE HALL

Radiator, decorative arch, stairs rising to first floor, traditional style stripped panelled door to lounge-diner.

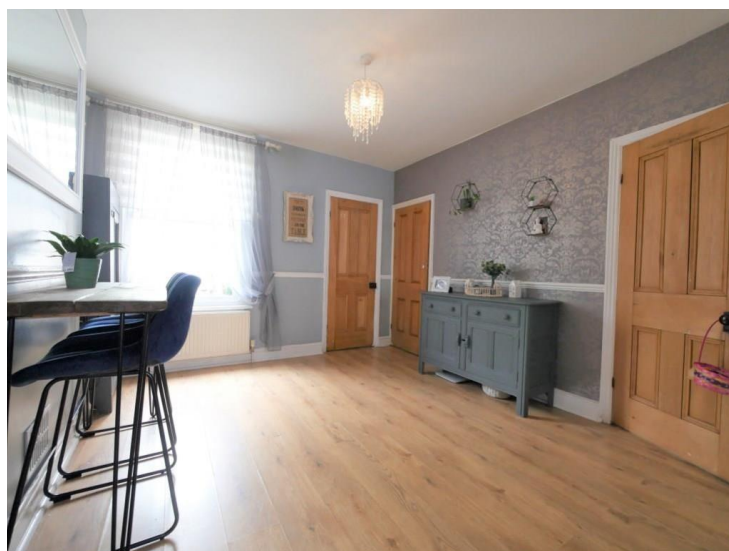
LOUNGE-DINER

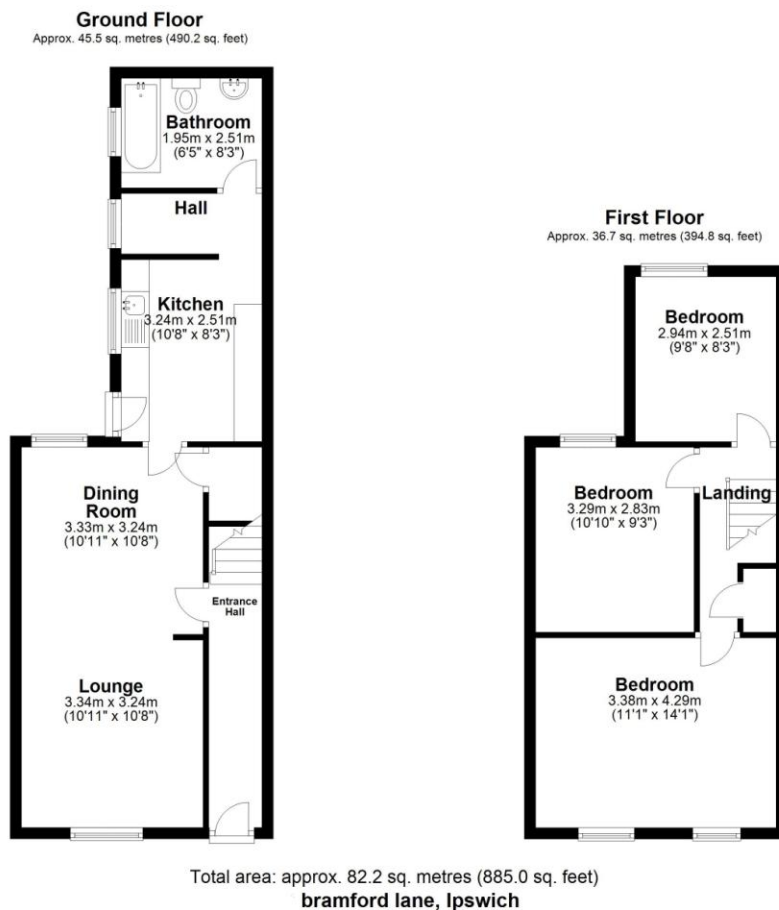
22' 7" x 10' 7" approx. (6.88m x 3.23m) Double glazed windows to front and rear, two radiators, television point, dado rail, wood effect flooring, traditional style stripped panelled doors to built-in under-stairs cupboard and kitchen.



KITCHEN

9' 3" x 8' 5" approx. plus recess (2.82m x 2.57m) Double glazed window to side, double glazed door to garden, radiator, a range of base and eye level cupboard, drawer and display fitted units, marble effect worktops, inset one and a quarter bowl sink drainer unit with mixer tap, built-in electric oven and grill with inset electric hob and extractor over, wall mounted gas fired boiler, space for washing machine and wood effect flooring. Recessed opening to rear lobby area with double glazed window to side, space for fridge-freezer, wood effect flooring and traditional style stripped panelled door to bathroom.





BATHROOM

7' 6" x 6' 4" approx. (2.29m x 1.93m) Obscured double glazed window to side, radiator, panelled bath with mixer tap, shower attachment and side screen, pedestal hand-wash basin with mixer tap, low level WC, extractor fan, stone effect tiled walls and floor.

STAIRS RISING TO FIRST FLOOR

LANDING

Loft access, traditional style stripped panelled doors to built-in over-stairs cupboard and bedrooms.

BEDROOM ONE

13' 10" x 10' 11" approx. (4.22m x 3.33m) Two double glazed windows to front, radiator, Sky television point.

BEDROOM TWO

11' x 9' 5" approx. (3.35m x 2.87m) Double glazed window to rear, radiator.

BEDROOM THREE

9' 7" x 8' 5" approx. (2.92m x 2.57m) Double glazed window to rear, radiator.

OUTSIDE

There is a low maintenance shingled frontage stocked with a variety of shrubs and perennials which sets the property back nicely from the road. The rear garden is of a good size and enjoys an open outlook, there is mature lawn, paved patio, two wooden sheds, and an elevated decked entertainment area.

IPSWICH BOROUGH COUNCIL

Tax band A - Approximately £1,380.54 PA (2022-2023).

NEARBY SCHOOLS

Springfield Primary and Westbourne Academy High.

Energy performance certificate (EPC)		
Bramford Lane IPSWICH IP1 4DQ	Energy rating D	Valid until: 8 May 2032
		Certificate number: 0340-2621-5150-2102-7675
Property type	Semi-detached house	
Total floor area	77 square metres	

Rules on letting this property

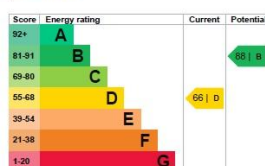
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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
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