



Bramford Road | Ipswich | IP1 4AH

Price £210,000 Freehold

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estate agents

# Bramford Road, Ipswich, IP1 4AH

Ideally suited for a first time buyer or investor, this three bedroom single bay mid terraced property is located to the West of Ipswich with easy access to local shops, schools and bus services. Arranged over two floors, the property comprises: Entrance hall, two reception rooms, kitchen with newly fitted gas boiler, ground floor bathroom and three good size bedrooms on the first floor. The property also benefits from double glazing throughout, gas central heating, an enclosed rear garden and is being sold with NO ONWARD CHAIN. BE SURE TO BOOK AN APPOINTMENT.



## ENTRANCE HALL

0m x 0m) UPVC door into entrance hall, laminate flooring, radiator, stairs to first floor, door into dining room.

## DINING ROOM

12' x 11' (3.66m x 3.35m) Laminate flooring, double glazed window to rear aspect, radiator, cupboard under stairs, door through to sitting room and door into kitchen.



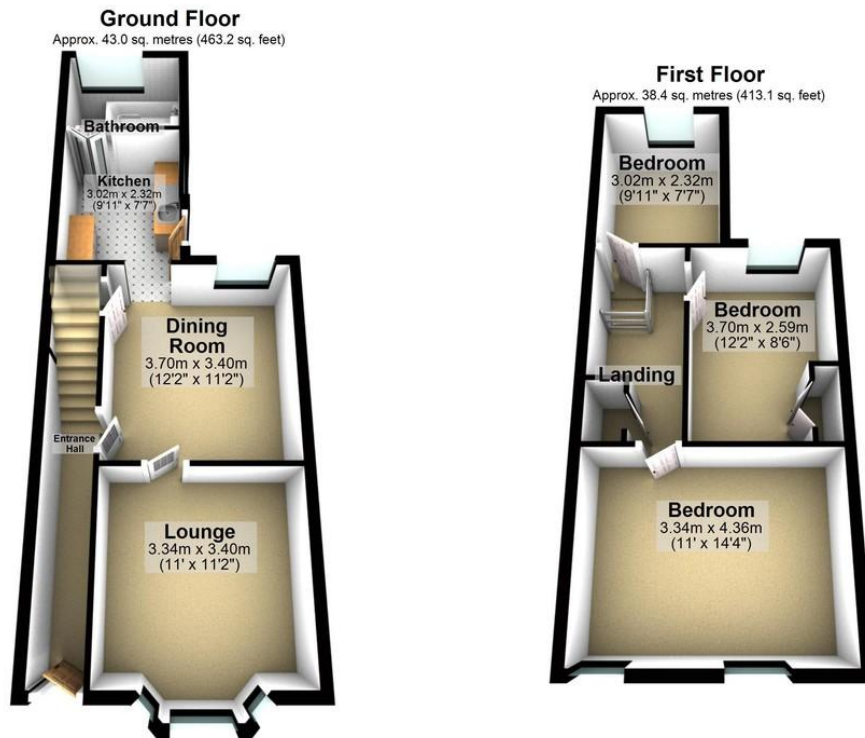
## SITTING ROOM

10' 11" max x 10' max (3.33m x 3.05m) Laminate flooring, double glazed bay window to front aspect, radiator.

## KITCHEN

9' 11" x 7' (3.02m x 2.13m) Comprising eye level and matching base units with roll edge work tops, electric 4 ring hob and oven with stainless steel single drainer sink with swan neck mixer tap, plumbing for washing machine, wall mounted new Baxi gas boiler (fitted in the last couple of months), double glazed door and window to side aspect, tiled flooring, door to bathroom.





Total area: approx. 81.4 sq. metres (876.3 sq. feet)

## BATHROOM

7' x 5' 10" (2.13m x 1.78m) Comprising low level WC, wash hand basin and bath with shower attachment, tiled splash backs, double glazed window to rear aspect, radiator, tiled flooring.

## STAIRS

Carpeted stairs and landing, storage cupboard, door to bedrooms.

## BEDROOM 1

13' 11" x 10' 11" (4.24m x 3.33m) Carpeted flooring, 2 double glazed windows to front aspect, radiator, built in wardrobe.

## BEDROOM 2

12' x 8' (3.66m x 2.44m) Carpeted flooring, double glazed window to rear aspect, radiator, built in wardrobe.

## BEDROOM 3

9' x 7' (2.74m x 2.13m) Carpeted flooring, double glazed window to rear aspect, radiator.

## OUTSIDE

Enclosed front garden with pathway leading to front door. Rear garden with 2 patio area's for outside entertaining, flower and shrub borders, rear gate for pedestrian access, all enclosed by fencing.

## COUNCIL

Ipswich Borough Council  
Council tax band (A) £1,380.54

## NEAREST SCHOOLS

Springfield infant & nursery, Westbourne Academy.

## SERVICES

We understand all mains services are connected.

Bramford Road  
IPSWICH  
IP1 4AH

Energy rating

**D**

Valid until: **24 July 2032**

Certificate  
number: **2232-0623-2100-0875-8226**



**VIEWING STRICTLY BY APPOINTMENT  
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