



Bramford Lane | Ipswich | IP1 5JX

Asking Price £235,000 Freehold

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estate agents

Bramford Lane, Ipswich, IP1 5JX

CHAIN FREE - A typical style circa 1970's three bedroom semi-detached family house located to the popular West of Ipswich, convenient to local supermarkets, shops, and the A14. The purposeful accommodations comprises; hallway, kitchen-diner, and lounge on the ground floor with landing, three bedrooms and bathroom on the first floor. To the outside the property is set back from the road by verge and driveway which leads to a hard-stand area providing off-road parking with lawn to side, whilst the southerly facing enclosed rear garden consists of lawn, patio, and a wood panelled shed. Further benefits include predominant double glazing and gas fired central heating via a modern boiler. Early viewing is recommended.



SHELTERED ENTRANCE

Double glazed front door to hallway.

HALLWAY

Stairs rising to first floor, wood effect flooring, doors to.

KITCHEN-DINER

15' 2" x 11' 2" approx. (4.62m x 3.4m) Radiator, window to rear, double glazed door to garden, classic style base and eye level fitted cupboard and drawer units, rolled edge worktops, inset twin bowl sink drainer unit with mixer tap, modern wall mounted gas fired boiler, built-in under-stairs cupboard, spaces for cooker, fridge-freezer, washing machine and tumble dryer, tile effect vinyl flooring.



LOUNGE

15' 10" x 11' 11" approx. (4.83m x 3.63m) Wide double glazed window to front, radiator, coal effect living flame gas fire with surround, wood effect flooring.

STAIRS RISING TO FIRST FLOOR

LANDING

Radiator, built-in cupboard, loft access, doors to.

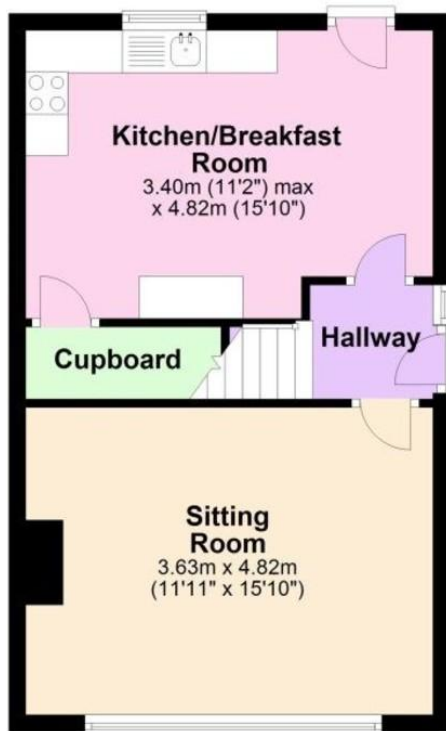
BEDROOM ONE

12' x 9' 4" approx. (3.66m x 2.84m) Double glazed window to front, radiator, built-in cupboard.



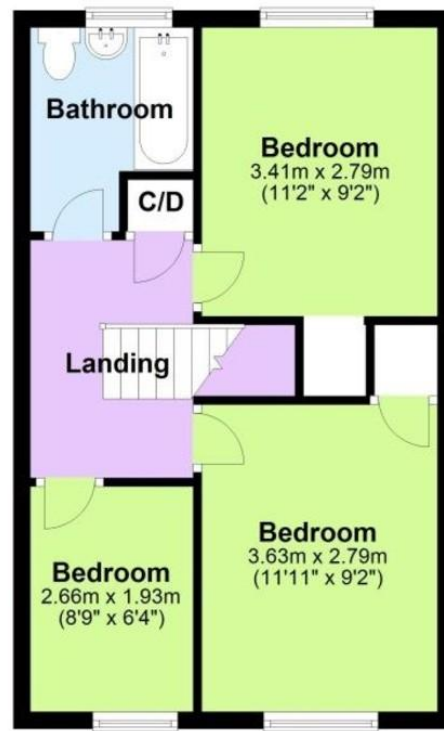
Ground Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



Total area: approx. 78.0 sq. metres (839.1 sq. feet)

Mortimer EPC
Plan produced using PlanUp.

BEDROOM TWO

11' 4" x 9' 3" approx. (3.45m x 2.82m) Double glazed window to rear, radiator, built-in open cupboard.

BEDROOM THREE

8' 9" x 6' 4" approx. (2.67m x 1.93m) Double glazed window to front, radiator.

BATHROOM

6' 3" x 5' 11" approx. plus recess. (1.91m x 1.8m) Obscured double glazed window rear, radiator, panelled bath, pedestal hand-wash basin, low level WC, tiled splash backs, vinyl flooring.

OUTSIDE

The property is set back from the road by verge and driveway which leads to a hard-stand area providing off-road parking with lawn to side. There is gated pedestrian access to a southerly facing enclosed rear garden consisting of lawn, patio, and a wood panelled shed.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,610.63 PA (2022-2023).

NEARBY SCHOOLS

Whitehouse Primary and Westbourne Academy High.

Energy performance certificate (EPC)		
Bramford Lane IPSWICH IP1 5JX	Energy rating D	Valid until: 26 July 2032 Certificate number: 2130-3503-9020-1109-6925

Property type	Semi-detached house
Total floor area	78 square metres

Rules on letting this property

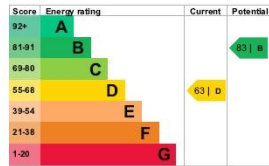
Properties can be rented if they have an energy rating from A to E.

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
THROUGH YOUR IPSWICH**

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