



Bramford Lane | Ipswich | IP1 5JD

Asking Price £230,000 Freehold



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estate agents

Bramford Lane, Ipswich, IP1 5JD

CHAIN FREE - A well maintained two/three double bedroom semi-detached bungalow located to the popular West of Ipswich, convenient to local shops, supermarket, bus routes and the A14. The versatile accommodation briefly comprises, entrance hall, fitted kitchen, dining room, sitting room, conservatory, shower room and two bedrooms. To the outside there is a lawn and off-road parking on a brick paved driveway to the front, whilst to the rear there is a larger South-Westerly facing established garden mainly laid to mature lawn with paved patio, stocked flower beds, wooden shed and workshop, all enclosed by fencing and enjoying an open-outlook. Further benefits include double glazing and gas fired central heating. Early viewing is highly advised.



SHELTERED ENTRANCE

Double glazed front door to entrance hall.

ENTRANCE HALL

Radiator, dado rail, picture rail, telephone point, doors to.

KITCHEN

9' 4" x 9' 3" approx. (2.84m x 2.82m) Double glazed window to rear, double glazed door to garden, range of base and eye level fitted cupboard and drawer units, stainless steel sink drainer unit, marble effect worktops, tiled splash backs, spaces for electric cooker, washing machine and fridge-freezer, modern wall mounted gas fired boiler, built-in cupboard, tile effect flooring.



DINING ROOM

13' 7" x 11' 2" approx. (4.14m x 3.4m) Twin double glazed windows to side, radiator, gas fire, picture rail.

SITTING ROOM

11' 2" x 10' 5" approx. (3.4m x 3.18m) Double glazed bay window to front, radiator, electric fire, television point, picture rail.

CONSERVATORY

9' 4" x 8' 7" approx. (2.84m x 2.62m) Lean to style set on brick and double glazed to two aspects, double patio style door to garden, UPVC side panel window, mains socket, wood effect flooring.





BEDROOM ONE

12' 7" into bay and to back of wardrobes x 9' 11" approx. (3.84m x 3.02m) Double glazed by window to front, radiator, built-in twin double wardrobes, picture rail, central fan-light.

BEDROOM TWO

12' 4" x 9' 11" approx. (3.76m x 3.02m) Double glazed patio style door to conservatory, radiator, picture rail.

SHOWER ROOM

Obscure double glazed window to rear, heated towel rail, double shower cubicle with thermostatic shower, mounted hand-wash basin with mixer tap and cupboard unit under, low level WC, marble effect splash backs, loft access, vinyl flooring.

OUTSIDE

To the front there is an area laid to lawn and a brick paved driveway providing off-road parking, wall to front and side boundary, and gated side access into the rear garden. The larger South Westerly facing established rear garden enjoys an open outlook and is mainly laid to mature lawn with stocked flower beds, paved patio, shingled seating area, secondary patio, wooden shed and workshop, tap and light.

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 5JD	Energy rating	Valid until:	23 February 2033
	D	Certificate number: 4411-9167-3002-0022-9502	

Property type	Semi-detached bungalow
Total floor area	63 square metres

Rules on letting this property

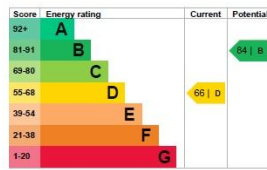
Properties can be let if they have an energy rating from A to E.

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) (<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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