



Braziers Wood Road | Ipswich | IP3 0SA

Price £265,000 Freehold

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estate agents

# Braziers Wood Road, Ipswich, IP3 0SA

NO ONWARD CHAIN - We are delighted to be offering for sale this 3 bedroom semi-detached property located to the South East of Ipswich on the Braziers Wood development. The property is close to Gainsborough sports centre, Ipswich Academy and bus service, a short drive to Ravenswood with local shopping and restaurants plus easy access to A12 trunk road. The property is arranged over two floors comprising entrance hall, lounge, dining room, kitchen, G/F cloakroom, stairs rising to first floor with 2 double bedrooms with built in wardrobes plus a further single bedroom and bathroom. Further benefits include double glazing throughout, Baxi boiler fitter last year, garage and off road parking. Ideal opportunity for FTB or young family.

## ENTRANCE HALL

UPVC door into entry hall, carpeted flooring, stairs to first floor, doors to lounge, dining and G/F cloakroom.

## LOUNGE

16' x 11' 9" max (4.88m x 3.58m) Carpeted flooring, dual aspect double glazed windows to front and rear aspect, 2 radiators, fireplace with tiled hearth electric fire to remain.

## DINING ROOM

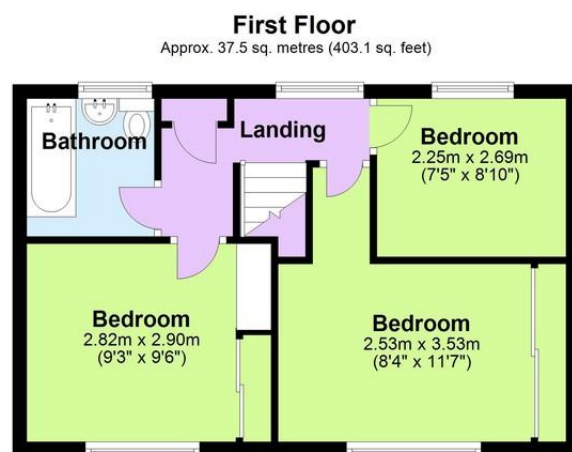
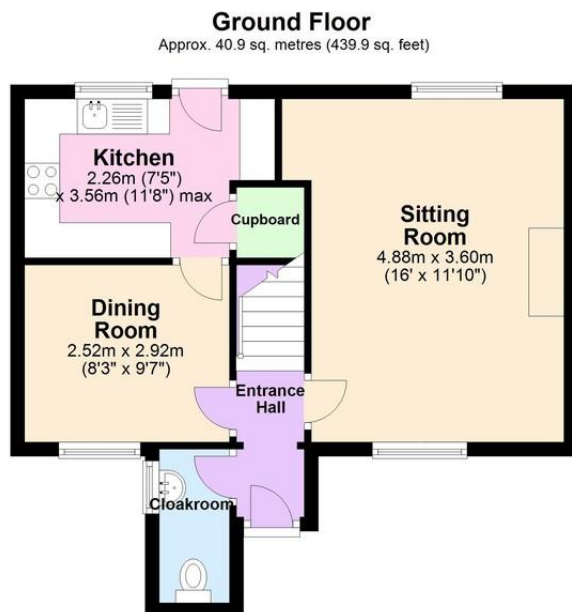
9' 7" x 8' 3" (2.92m x 2.51m) Tiled flooring, double glazed window to front aspect, 2 radiators, walk through to kitchen.

## KITCHEN

7' 5" x 6' 7" (2.26m x 2.01m) Comprising eye level and matching base units with roll edge work tops, Gas cooker to remain extractor over, stainless steel sink and drainer with swan neck mixer tap, plumbing for washing machine, space for under counter fridge & freezer, wall mounted Baxi gas boiler fitted in 2022, understairs storage cupboard, tiled flooring, double glazed window to rear aspect, double glazed door to rear aspect.







Total area: approx. 78.3 sq. metres (843.1 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

## GROUND FLOOR CLOAKROOM

Comprising low level WC, wash hand basin, carpeted flooring, radiator, double glazed window to side aspect.

## STAIRS

Carpeted stairs and landing, radiator, airing cupboard housing hot water cylinder, doors to bedrooms and bathroom.

## BEDROOM 1

11' 10" x 11' 9" (3.61m x 3.58m) Carpeted flooring, radiator, 4 door built in wardrobe, double glazed window to front aspect.

## BEDROOM 2

10' 3" x 9' 7" (3.12m x 2.92m) Carpeted flooring, radiator, 2 door mirrored wardrobe, double glazed window to front aspect, shelved recess.

## BEDROOM 3

8' 10" x 7' 5" (2.69m x 2.26m) Carpeted flooring, double glazed window to rear aspect, loft hatch, radiator.

## BATHROOM

6' 5" x 6' 4" (1.96m x 1.93m) Comprising low level WC,

wash hand basin and bath with shower mixer tap, double glazed window to rear aspect, radiator, vinyl floor covering.

## GARAGE

17' x 7' (5.18m x 2.13m) Up & over roller door, power & light connected, rear pedestrian door.

## OUTSIDE

Shingled front with flower & shrub borders, driveway with parking for 1 car leading to garage with up & over roller door. Rear garden laid to patio for entertaining, step up to lawn area, flower & shrub borders plus a variety of bushes all enclosed by fencing.

## COUNCIL

Council Tax Band (C) £1,915.28

## NEAREST SCHOOLS

Morland CEVAP, Ipswich Academy

## SERVICES

We understand all mains services are connected.

Braziers Wood Road IPSWICH IP3 0SA	Energy rating <b>C</b>	Valid until: 23 March 2029 Certificate number: 2978-7035-7217-6031-5920
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