



Bramford Road, Ipswich, IP1 5AU

Price £178,000 Freehold

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NO ONWARD CHAIN - An ideal opportunity for either a first time buyer or investor to purchase this 2 bedroom mid terraced property located to the West of Ipswich within walking distance to local schools, bus service and a short drive to Morrisons & Aldi stores plus easy access to A12/A14 trunk roads. The property is arranged over two floors comprising enclosed porch, open plan lounge/dining, kitchen, stairs to first floor leading to two double bedrooms and family bathroom. Further benefits include recently fitted gas boiler for central heating, double glazing throughout, off road parking to front and good size rear garden. **EARLY INSPECTION RECOMMENDED.**



PORCH

UPVC door into enclosed porch with further double glazed door into lounge/dining.

LOUNGE/ DINER

23' 7" x 11' 2" (7.19m x 3.4m) Carpeted flooring, dual aspect double glazed windows to front & rear aspect, 2 radiator, door to rear hallway.



REAR HALLWAY

Storage cupboard under stairs, stairs to first floor, door to kitchen.

KITCHEN

8' 11" x 6' 10" (2.72m x 2.08m) Comprising of matching eye level * & base units with roll edge work tops, 4 ring electric hob with extractor over, electric oven, plumbing for washing machine, space for under counter fridge, stainless steel sink & drainer with hot & cold mixer tap, tiled flooring, double glazed window & door to side aspect.

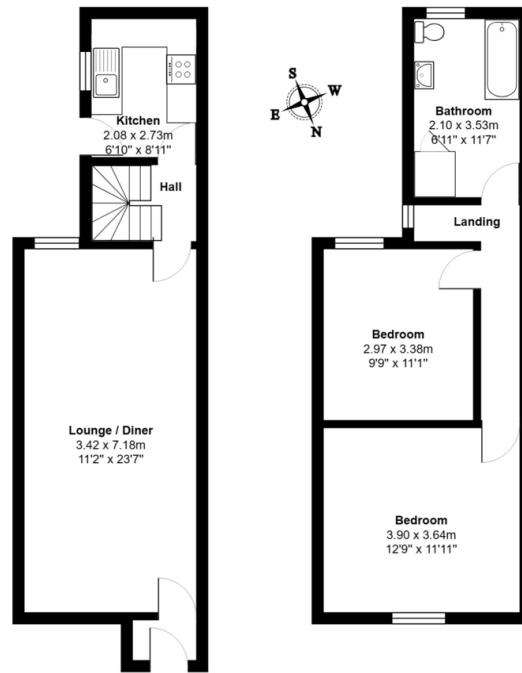
STAIRS

Carpeted stairs & landing, double glazed window to side aspect, loft hatch, doors to bedrooms and bathroom.

BEDROOM 1

12' 9" x 11' 11" (3.89m x 3.63m) Carpeted flooring, double glazed window to front aspect, radiator.





Total Area: 72.8 m² ... 783 ft²

BEDROOM 2

11' 1" x 9' 9" (3.38m x 2.97m) Carpeted flooring, double glazed window to rear aspect, radiator.

BATHROOM

11' 7" x 6' 11" (3.53m x 2.11m) Comprising low level WC, wash hand basin and bath with mixer shower attachment, radiator, double glazed window to rear aspect, airing cupboard housing recently fitted Baxi gas boiler.

OUTSIDE

Off road parking to front, shared passage through to good size rear garden which is mainly laid to lawn, flower & shrub borders all enclosed by fencing and hedging. Right Of Access to the rear of the property for neighbouring property to access passage way.

COUNCIL

Council Tax

Council Tax Band (A) £1,502.70

NEAREST SCHOOLS

Springfield infant & junior schools, Westbourne Academy.

SERVICES

We understand all mains services are connected.

Consumer Protection Regulations 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

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Braintree Road IPSWICH IP1 5AU	Energy rating	Valid until:	7 August 2033
	D	Certificate number:	1000-5398-9922-4172-1373



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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