



Flindell Drive, Bramford, Ipswich, IP8 4ES

Price £250,000 Freehold

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NO ONWARD CHAIN - This semi-detached house is located West of Ipswich in the village of Bramford with it's local shops, primary school, public house/restaurant and easy access to A14 trunk road. The property does require refurbishment and updating but offers the opportunity to extend (subject to the necessary consents). Arranged over two floors the property comprises entry hall, lounge, dining room, conservatory, kitchen, 3 bedrooms and bathroom on the first floor. Further benefits include double glazing, gas central heating, off road parking for 2 cars and good size gardens. EARLY INSPECTION SUGGESTED.



ENTRANCE HALL

UPVC door into entrance hall, carpeted flooring, radiator, stairs to first floor, doors to lounge and kitchen.

LOUNGE

14' 11" x 11' 9" (4.55m x 3.58m) Carpeted flooring, double glazed window to front aspect, radiator, coal effect gas fire, part glazed door to dining room.

DINING ROOM

12' 8" x 8' 2" (3.86m x 2.49m) Carpeted flooring, radiator, double glazed patio doors into conservatory, door to kitchen.

CONSERVATORY

7' 8" x 7' 6" (2.34m x 2.29m) Laminate flooring, double glazed door to rear garden.

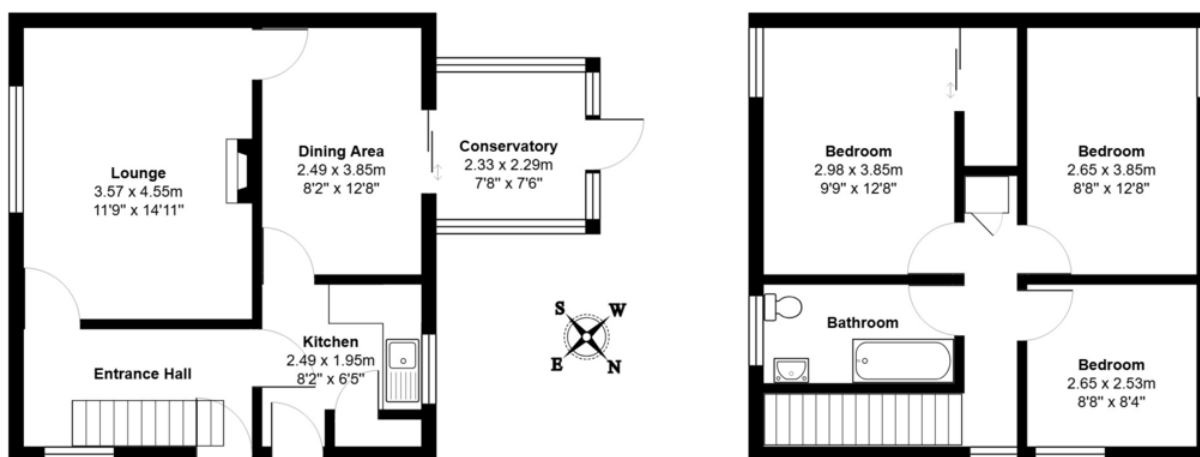
KITCHEN

8' 2" x 6' 5" (2.49m x 1.96m) wall & base units with roll edge work top, stainless steel sink unit with hot & cold taps, plumbing for washing machine, shelved larder cupboard, floor to ceiling tiled walls, double glazed window to rear aspect, part glazed door back to hallway, double glazed door to side covered porch.

STAIRS

Double glazed window to side aspect bottom & top of stairwell, carpeted stairs & landing, loft hatch, airing cupboard housing hot water cylinder, doors to bedrooms and bathroom.





Total Area: 91.0 m² ... 979 ft²

BEDROOM 1

12' 8" x 9' 9" (3.86m x 2.97m) Carpeted flooring, double glazed window to front aspect, radiator, 3 door wardrobe with hanging & shelving.

BEDROOM 2

12' 8" x 8' 8" (3.86m x 2.64m) Carpeted flooring, double glazed window to rear aspect, radiator.

BEDROOM 3

8' 8" x 8' 4" (2.64m x 2.54m) Carpeted flooring, double glazed window to side aspect, radiator.

BATHROOM

9' 2" x 5' (2.79m x 1.52m) Comprising low level WC, wash hand basin and bath with shower over (off mains) radiator, double glazed window to front aspect.

OUTHOUSE

Covered side porch with access into outhouse storage cupboard which houses wall mounted gas Worcester boiler.

OUTSIDE

Front garden laid to lawn with flower & shrub borders, block paved driveway providing off road parking for 2 cars, side access to rear garden which is mainly laid to

lawn with flower & shrub borders, variety of trees & bushes all enclosed by fencing.

COUNCIL

Mid Suffolk District Council
Council Tax Band (A) £1,402.56

NEAREST SCHOOLS

Bramford CEVEP school & Westbourne Academy.

SERVICES

We understand all mains services are connected.

Consumer Protection Regulations 2008

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Flindell Drive Bramford IPSWICH IP8 4ES	Energy rating C	Valid until: 11 July 2034
		Certificate number: 2180-6603-5040-1107-9995



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

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk



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Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.