



Grier & Partners
— LAND AND ESTATE AGENTS —

TOWN HOUSE, 69 THE STREET, BRAMFORD, IP8 4DX
ASKING PRICE OF £470,000





INTRODUCTION

A pretty unlisted period four-bedroom cottage with many period features, exposed timbers, fireplace with log burner, open-plan living/dining room, fitted kitchen, rear garden, brick outhouse/utility room, outdoor office, single garage in block opposite the property.



BRAMFORD

a well serviced village located just a short drive from Ipswich and close to the village of Sproughton with a number of shops and facilities. The site is situated just a ten minute drive from Ipswich railway station with regular trains to London Liverpool Street. Both Primary and secondary education are available locally.

DIRECTIONS

From A14 take the slip road sign posted Claydon and Great Blakenham. Follow the road under the A14 and onto B1113 (Lorraine Way). Continue along B1113 passing the Bramford Water Park and Golf Centre on the left. Turn left onto B1067 The Street and proceed into the village. The property will be found on the right hand side next opposite Ravens Lane.

INFORMATION

Town House is an enchanting unlisted period cottage being nestled in the popular village of Bramford. We understand that the property was originally built in 1600's and was possibly 2 cottages which have been reconfigured into what is now a charming home exuding character and traditional charm whilst still allowing for modern living with mains gas fired boiler serving the radiator heating and hot water system. The property has an abundance of features including a wealth of exposed timbers, an inglenook fireplace with raised log burner, exposed timbers separating the dining area and living area and a generously sized kitchen. There are four characterful bedrooms, a first floor bathroom and an enclosed rear garden with a decked area which provides a sanctuary for relaxing and enjoying the benefits of the garden. A single garage can be found in a block opposite the property in Ravens Lane.

SERVICES

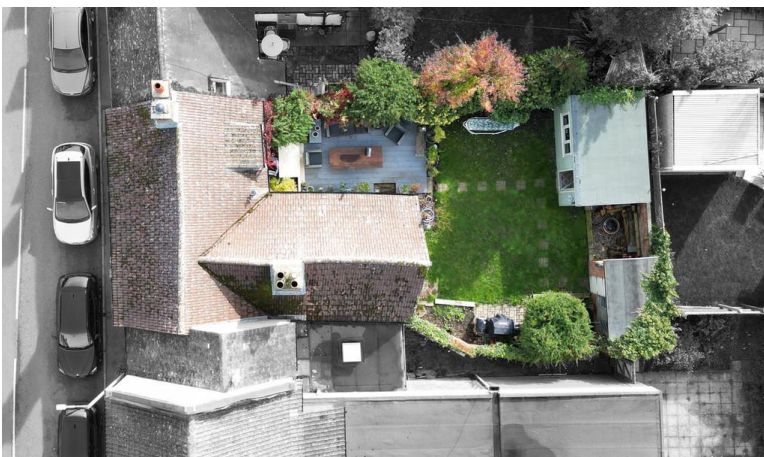
We understand that mains electricity, gas, water and drainage are connected to the property. Heating is via a gas fired boiler to radiators throughout the property.

Council Tax Band - D

EPC rating - D

Local Authority - Babergh District Council - 0300 123 4000

Broadband - there is good availability in the area.



AGENTS NOTE

As vendor's agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.

ON THE GROUND FLOOR

OPEN PLAN DINING ROOM / LIVING ROOM

This area is of two distinct areas. Front door opening into :

Dining area - approx 17' x 8'9" with radiator and exposed upright timbers, steps up into walk through to kitchen and opening into

Living Room - approx 16'5" x 16'11" reducing to 11'2" with an abundance of character including an inglenook with raised log-burner; windows to front and rear, two radiators, exposed timbers.

KITCHEN

11' 9" x 10' 9" (3.58m x 3.28m) Windows to the rear, stable door and side window to outside, fitted Plain English range of wall and base units, Butler sink, electric oven, gas hob, shelved niche and pantry cupboard, wall lights, recessed lights. Stairs to first floor.

INNER HALLWAY

Window to the side, understairs cupboard.

ON THE FIRST FLOOR

LANDING

with cupboard housing gas fired boiler, radiator, exposed timber, wall light.

BEDROOM ONE

17' 4" x 9' 5" (5.28m x 2.87m) Offering immense charm with feature fireplace and exposed wall timbers. Window to the front, radiator, built-in cupboard with shelving to the side and cupboard within recess to the side of the fireplace.



BEDROOM TWO

12' 5" x 10' 2" (3.78m x 3.1m) Window to the rear with cupboard over, vaulted ceiling and exposed timbers, radiator, range of built-in cupboards along one wall.

BEDROOM THREE

10' 11" x 9' 2" reducing to 6' 5" (3.33m x 2.79m) Window to front, exposed chimney breast, fireplace with tiled hearth, exposed timber, built-in cupboard, radiator.

BEDROOM FOUR

8' 7" x 6' 9" (2.62m x 2.06m) Window to front, exposed timbers, radiator.



BATHROOM

9' 2" reducing to 6' 5" x 6' 1" (2.79m x 1.85m) Dormer window to rear, exposed timber, freestanding bath with shower attachment, low level wc, vanity unit with inset sink, extractor fan, part panelled walls, ladder radiator.

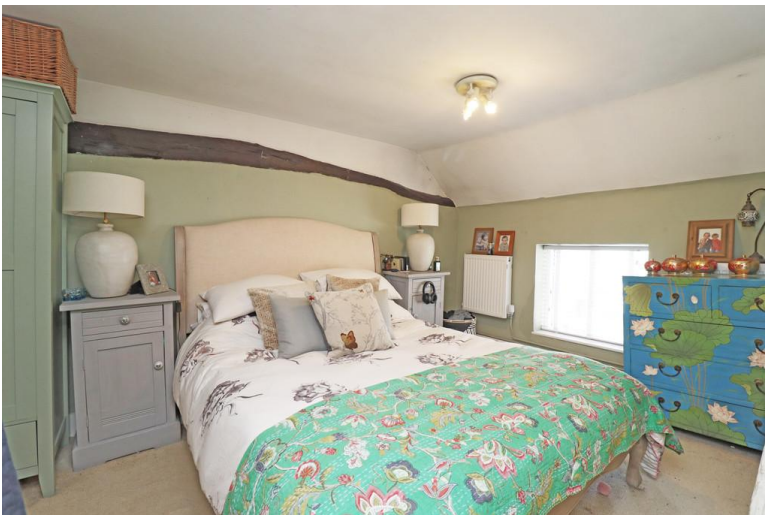
OUTSIDE

The rear garden is accessed from the stable door in the kitchen onto a delightful wooden decked seating area. A pathway leads across the lawn to the OFFICE/STORE (approx 13'1" x 8'1") which we understand was constructed 8 years ago with insulated walls, windows overlooking the garden and recessed lighting. This is a versatile room and is currently used as a home office.

In addition there is a brick building (approx 8'10" x 6'1") with opaque windows to front and side currently used as a UTILITY ROOM with plumbing and space for washing machine, tumble dryer, work surfaces, base and wall units and space for fridge/freezer.

We understand that Town House has a Right of Access via a gate to the side of the garden which provides access via the neighbouring garden for removal of garden rubbish etc and leads through double gates to the street. Within the garden is a feature flint wall and area for BBQ.

A SINGLE GARAGE is located in a block of three a short way along Ravens Lane opposite Town House.







Floorplan pending.....

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		