

Little Bramford Lane, Ipswich, IP1 2PH

Guide Price £180,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

A modern, well proportioned two double bedroom terraced house, conveniently located to the West of Ipswich within walking distance of the town centre. The accommodation comprises; entrance hall, fitted kitchen, lounge-diner, conservatory and cloakroom on the ground floor with landing, two double bedrooms and bathroom on the first floor. To the outside the property is set back front the road and there is a secluded, charming low maintenance garden to the rear. Further benefits include double glazing, zoned electric under-floor heating, and securely gated resident's car park with allocated parking space. There is a tenant in situ currently paying £600pcm who's tenancy terminates on the 5th February 2025, the tenant would be open to extending their tenancy if agreeable and it has been discussed that, in the valuer's opinion, the rental value would require an increase.



DOUBLE GLAZED FRONT DOOR TO

ENTRANCE HALL

Zoned electric under-floor heating, tiled floor, stairs rising to first floor, doors to.

KITCHEN

11' 2" x 6' 2" approx. (3.4m x 1.88m) Double glazed window to front, zoned electric under-floor heating, a range of base and eye level cupboard and drawer fitted units with quartz effect work surfaces, stainless steel sink drainer unit with mixer tap, built-in electric oven and grill, inset electric hob with extractor over, spaces for washing machine, dish-washer and fridge-freezer, tiled splash backs, tiled floor.



LOUNGE-DINER

13' 7" max. x 12' 9" max. approx. (4.14m x 3.89m) Double glazed French doors opening to conservatory/dining room, zoned electric under-floor heating, built-in under-stairs cupboard, BT Openreach broadband point.

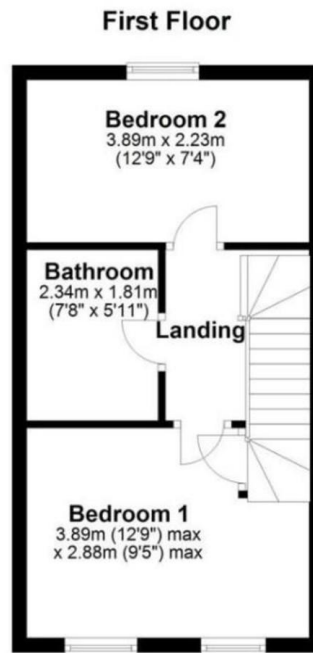
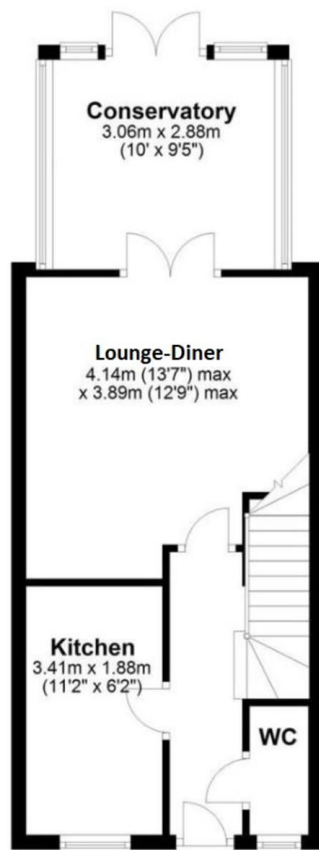
CONSERVATORY

10' x 9' 5" approx. (3.05m x 2.87m) Set on brick and double glazed to three aspects with UPVC pitched roof, mains power, double glazed French doors to garden.

CLOAKROOM

Obscured double glazed window to front, zoned electric under-floor heating, low level WC, pedestal hand-wash basin, tiled floor.





STAIRS RISING TO FIRST FLOOR

LANDING

Loft access, doors to.

BEDROOM ONE

12' 9" max. x 9' 5" max. approx. (3.89m x 2.87m) Double glazed window to front, zoned electric under-floor heating, built-in airing cupboard housing immersion hot water tank.

BEDROOM TWO

12' 9" max. x 7' 4" max. approx. (3.89m x 2.24m) Double glazed window to rear, zoned electric under-floor heating, television point.

BATHROOM

7' 8" x 5' 11" approx. (2.34m x 1.8m) Shaped shower bath with thermostatic shower, zoned electric under-floor heating, electric heated towel rail, part tiled walls, wood effect floor, extractor fan.

OUTSIDE

The property is set back front the road by a shallow front garden with steps up to the front door whilst to the rear there is a secluded, charming low maintenance garden with artificial lawn and flower beds. There is gated pedestrian access to a passageway that leads to the securely gated resident's car park and allocated parking space.

SERVICE CHARGE

For the maintenance of unadopted communal areas there is an annual service charge of approximately £26.98 (2022-2023).

IPSWICH BOROUGH COUNCIL

Tax band A - Approximately £1,502.70 PA (2024-2025).

RESTRICTIVE COVENANTS

Not to park any heavy or light goods or commercial vehicle caravan boat trailer or similar type of vehicle on the Property any Accessways the Management Land or any other part of the development except (where access is possible) in the case of a caravan boat trailer or similar type of vehicle only within the back garden of any dwelling on the property.

Provided That this covenant shall not prevent or restrict the parking of construction vehicles on the Property during the construction of Dwellings upon the property.

There is a registration of the notice charge of £120 including VAT and a engrossment deed issue charge of £180.

Full details of all restrictive covenants are available by request prior to viewing.

NEAREST SCHOOLS (.GOV ONLINE)

Handford Hall Primary & Westbourne Academy High.

DIRECTIONS

Leaving Ipswich town centre and heading in a North Westerly direction along Bramford Road/B1067, turn right onto Wellington Street, turn right onto Little Bramford Lane, the property is found on the right-hand side.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

| Energy performance certificate (EPC) | | | |
|--|---------------------------|---------------------|--------------------------|
| Little Bramford Lane IPSWICH IP1 2PH | Energy rating C | Valid until: | 19 May 2030 |
| | | Certificate number: | 0057-2860-6853-2120-7021 |
| Property type | Mid-terrace house | | |
| Total floor area | 63 square metres | | |



**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.