




GRACE
ESTATE AGENTS
FOR SALE
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345

Bramford Lane, Ipswich, Suffolk
£190,000

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- EXTENDED THREE BEDROOM END TERRACE
- WEST IPSWICH
- FULLY FITTED LARGE KITCHEN
- LOUNGE
- SEPARATE DINING ROOM/SUNROOM
- FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM
- LOFT CONVERSION
- WELL PRESENTED
- ESTABLISHED REAR GARDEN



*** Grace Estate Agents *** are delighted to offer for this three bedroom end terraced property situated within the West side of Ipswich providing great A14 and A12 access, and yet close to local amenities and schools and a retail park.

The property comprises a porch, downstairs cloakroom, lounge, and a large fully fitted kitchen leading to a dining/sun room.

The upstairs provides two bedrooms on the first floor and a family bathroom, as well as a further double bedroom situated on the second floor.

This garden is fully enclosed by panel fencing, decking is provided near the house for outside entertaining and the remainder of the garden is laid to lawn. There is a spacious brick/timber workshop at the end of the garden which has electric power and lighting and would make a perfect summer house or home working studio.

Early viewing of this property is highly recommended.





ENTRANCE

Double glazed composite door to front, space for coats and shelf storage.

CLOAKROOM

Half grey tile walls, wood style laminate flooring, extractor fan, vanity sink with mixer tap, low level WC.

LOUNGE/DINER

20'4" x 11'8" (into bay) (6.2 x 3.58 (into bay))

Double glazed bay front window to front aspect, double glazed window to rear aspect, under floor heating, wood style laminate flooring.

KITCHEN

17'10" x 6'11" (5.44 x 2.13)

Two double glazed windows to side aspect, laminate wood style flooring, range of white base and wall units with drawers and glass front display cabinets, chrome handles, laminate wood style worktops, inset stainless steel sink with mixer shower hose, grey brick style wall tiles, integrated electric oven, integrated electric hob together with extractor fan over. Space and plumbing for washing machine, space for double fridge freezer, spotlights. French doors to conservatory.

DINING ROOM/SUNROOM

22'4" x 13'1" (6.83 x 4.01)

Double glazed French doors with double glazed side casements, laminate style wood flooring.

FIRST FLOOR LANDING

Doors to bedroom bedrooms two and three.

BEDROOM TWO

11'8" x 9'10" (3.56 x 3)

Two double glazed windows to the front aspect, new style electric panel radiator,

BEDROOM THREE

8'7" x 5'10" (2.62 x 1.8)

Double glazed window to the rear aspect, original wood flooring in grey, new style electric panel radiator.



BATHROOM

Double glazed window to rear aspect, electric chrome towel rail, white four piece suite comprising: low level WC, pedestal hand wash basin, corner bath with mixer tap and fully enclosed shower cubicle with thermostatic shower, fully tiled floor and walls, wall tiling with inserts of patterned tiling.

SECOND FLOOR LANDING

MASTER BEDROOM

13' 3" x 11' 8 (3.96m 0.91m x 3.35m 2.44m)
Converted loft space, 2 Velux rooflights to rear, stripped and varnished planked flooring in grey.

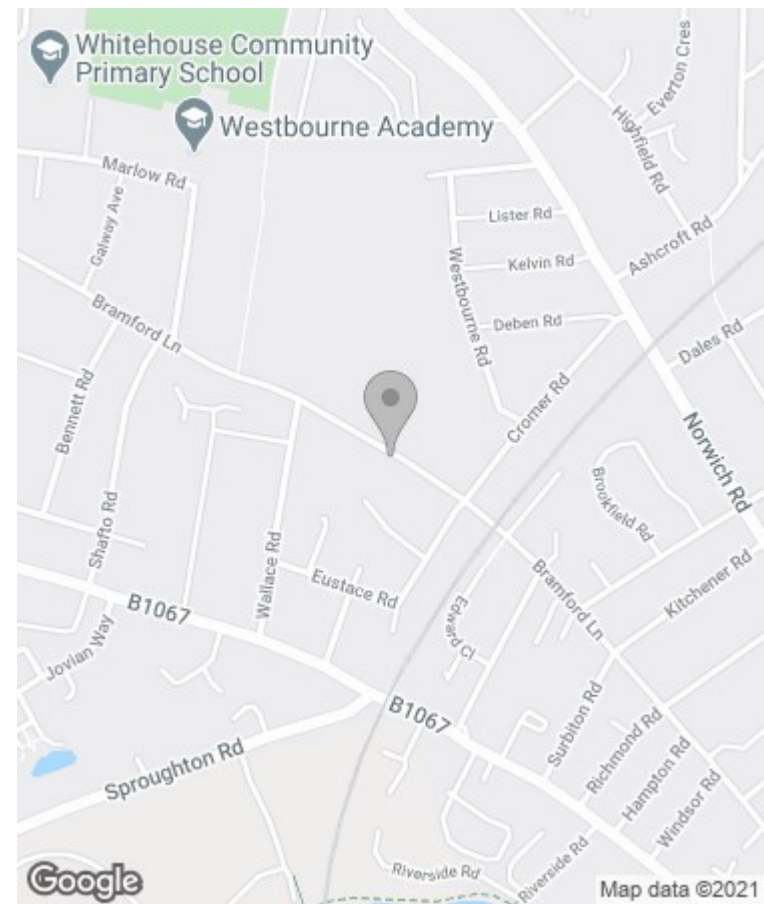
OUTSIDE

To the front of the property is low maintenance shingle garden with paved path leading up to the front door, enclosed fencing, side access to rear.

To the rear of the property is a well established garden with a South facing aspect and patio area, the remainder laid to lawn.







| Energy Efficiency Rating | | Current | Potential |
|---|--------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | | |
| | (81-91) B | | |
| | (69-80) C | | |
| | (55-68) D | | |
| | (39-54) E | | |
| | (21-38) F | | |
| | (1-20) G | | |
| Not energy efficient - higher running costs | | | |
| | | | 43 |
| | | 12 | |
| | | EU Directive 2002/91/EC | |
| | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | (92 plus) A | | |
| | (81-91) B | | |
| | (69-80) C | | |
| | (55-68) D | | |
| | (39-54) E | | |
| | (21-38) F | | |
| | (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | | 49 |
| | | 23 | |
| | | EU Directive 2002/91/EC | |
| | | | |

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.