



Ravens Lane, Bramford, Ipswich, IP8 4EG

welcome to

Ravens Lane, Bramford, Ipswich

This beautifully presented chalet bungalow benefits from a stunning, open plan kitchen/diner, a ground floor bedroom, with separate shower room, a 1st floor bedroom, with separate bathroom, a landscaped rear garden, off street parking and NO ONWARD CHAIN!!

Agents Note:

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential time frames involved.

Entrance Hall

A cork mat, oak flooring, an understairs storage cupboard and one radiator.

Shower Room

Low level WC, pedestal wash hand basin, a double shower with glass enclosure and tiled splashback, double glazed window to the front, part tiled walls and tiled flooring.

Lounge

Double glazed window to the rear, oak flooring, TV point and one radiator.

Kitchen/Diner

Stunning, open plan room, leading to the lounge, with bi-fold doors to the rear garden, tiled flooring, an open archway, eye and base handle less units in white with oak worktop surfaces, an integrated fridge/freezer, dishwasher, washing machine and double oven with gas hob and extractor hood, tiled splashback, spotlights and one radiator.

Bedroom Two

Double glazed window to the front, carpet flooring and one radiator.

First Floor Landing

Double glazed window to the side, carpet flooring and one radiator.

Master Bedroom

Double glazed window to the front, a Velux window to the rear, carpet flooring, one radiator, storage in the eaves and loft hatch.

Bathroom

Double glazed window to the side, tiled flooring, extractor fan, spotlights, chrome heated towel rail, low level WC, pedestal wash hand basin, shaver point and a bath with overhead shower and foldable glass screen.

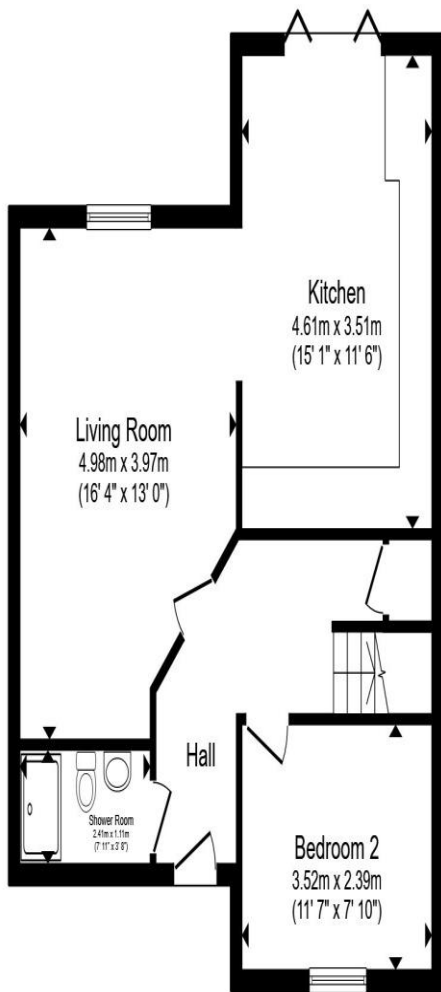
Outside:

Front Garden

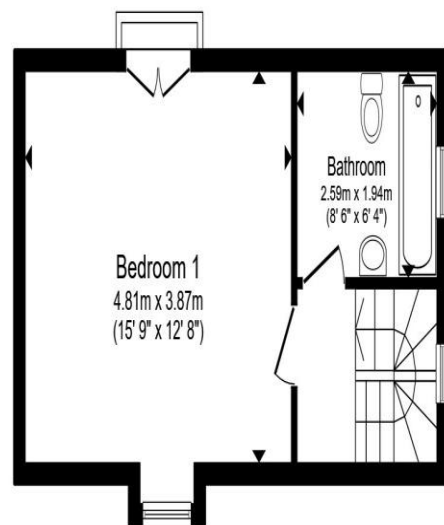
A block paved driveway.

Rear Garden

A patio seating area, a grassed area, raised flower beds, a side access, an outside tap and light, fully enclosed borders, a summer house and a pergola.



Ground Floor



First Floor

Total floor area 86.0 m² (926 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Ravens Lane,
Bramford Ipswich

- No onward chain
- Chalet bungalow
- Ground floor bedroom & separate shower room
- 1st floor master bedroom & separate bathroom
- Landscaped rear garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£300,000



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Property Ref:
IPS121697 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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