



Bramford Lane, Ipswich, IP1 4DB

welcome to

Bramford Lane, Ipswich

This extended, bay fronted, semi-detached home benefits from two double bedrooms, a large, extended kitchen/diner, a ground floor bathroom, a South facing rear garden and a driveway, with parking for one vehicle. NO ONWARD CHAIN!!

Entrance Hall

Carpet flooring, oak effect flooring, an understairs storage cupboard and double glazed window to the front.

Lounge

Stunning, cosy lounge with carpet flooring, one radiator, TV point, meter cupboard and a large, double glazed bay window to the front.

Kitchen/Diner

Long, sweeping, extended kitchen/diner with two Velux windows, patio doors to the South facing garden, flooding the room with natural light, oak effect flooring throughout, two radiators, spotlights, eye and base level units in high gloss white with wooden worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome flexi mixer tap, Metro white tiled splashback, an integrated oven with gas hob and extractor hood, space for a fridge/freezer and washing machine, a boxed in boiler and space for a small table and chairs.

Ground Floor Bathroom

Low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, part tiled walls, chrome heated towel rail, spotlights, extractor fan and double glazed window to the side.

First Floor Landing

Carpet flooring and doors to the bedrooms.

Master Bedroom

Double glazed window to the rear, carpet flooring, one radiator, a wall papered wall, TV point and a built in wardrobe.

Bedroom Two

Double glazed window to the front, carpet flooring, one radiator, TV point and a built in wardrobe.

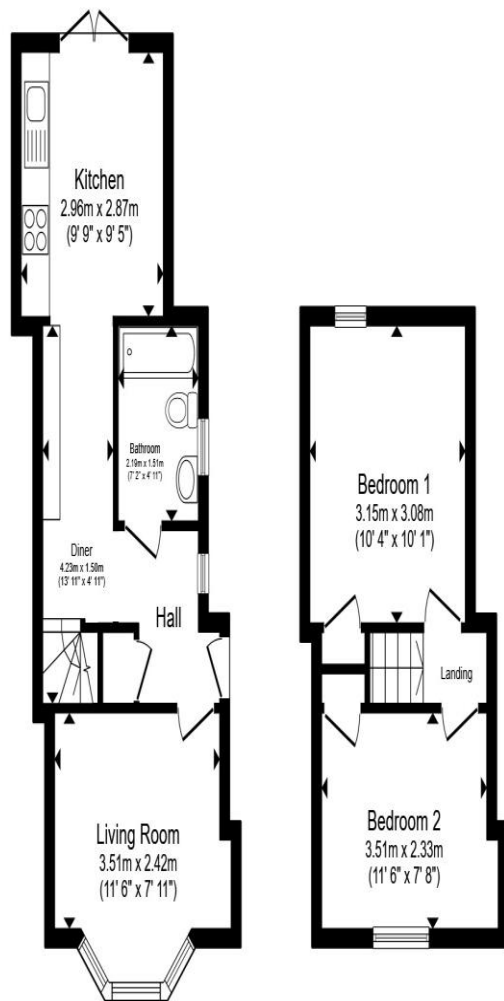
Outside:

Front Garden

A hard standing driveway, providing off street parking for one vehicle and a side walkway leading to the front door.

Rear Garden

South facing rear garden, benefiting from all day and evening sunshine, with a fully enclosed border, a rear gate, two raised deck seating areas, with steps down to a grassed area, power point and an outside tap.

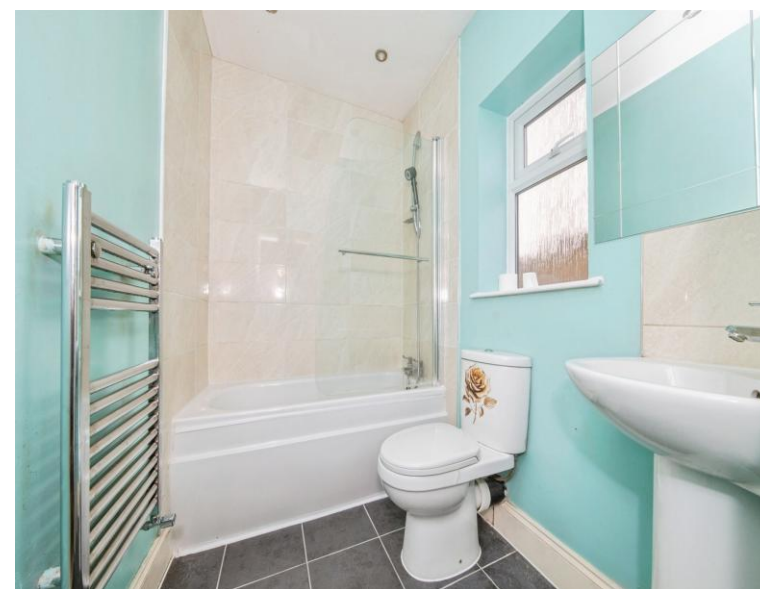


Ground Floor

First Floor

Total floor area 56.9 m² (612 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
Bramford Lane,
Ipswich

- No onward chain
- Two double bedrooms
- Large, extended kitchen/diner, with Velux windows
- Ground floor bathroom
- Driveway with parking for one vehicle

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of
£180,000



view this property online williamhbrown.co.uk/Property/IPS121840



Property Ref:
IPS121840 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



Ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH,
Suffolk, IP1 1QT



williamhbrown.co.uk