



Bramford Lane, Ipswich, IP1 4DB

welcome to

Bramford Lane, Ipswich

Situated close to amenities, this semi-detached home benefits from two bedrooms, a separate dining room, a ground floor cloakroom, a 1st floor bathroom, a basement and a generous rear garden.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Tiled effect flooring and one radiator.

Lounge

Wood flooring, one radiator, double glazed window to the front and TV point.

Dining Room

Wood effect flooring, one radiator and double glazed window to the rear.

Kitchen

Tiled effect flooring, one radiator, eye and base level units in white with granite effect worktop surfaces, double glazed window to the side, double glazed doors to the side, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback, integrated oven and induction hob and space for all appliances.

Utility Space

A wall mounted boiler and space for appliances.

Cloakroom

Low level WC and double glazed window to the side.

Basement

Spotlights and one radiator.

First Floor Landing

Wooden flooring, an airing cupboard and loft hatch.

Master Bedroom

Wood flooring, one radiator, a half panelled wall and double glazed window to the front.

Bedroom Two

Carpet flooring, one radiator and double glazed window to the rear.

Bathroom

Marble tiled effect flooring and walls, double glazed window to the rear, heated towel rail, low level WC, wash hand basin, a bath with overhead, waterfall shower and glass screen.

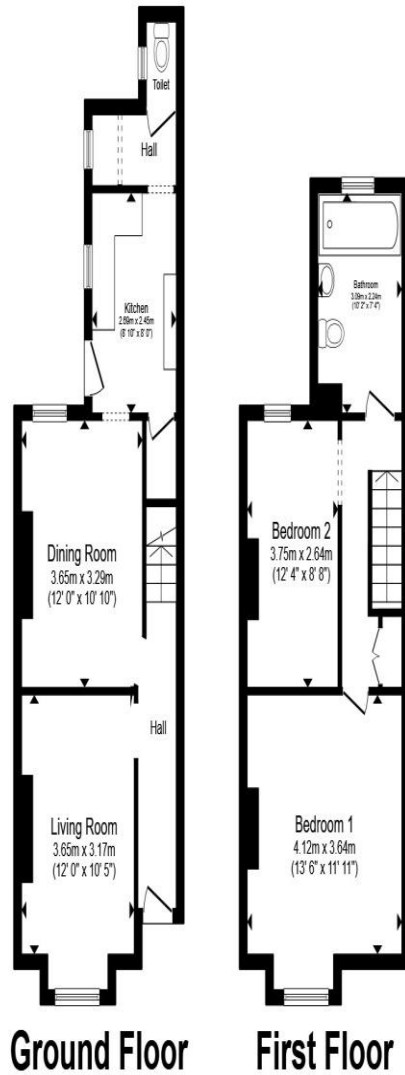
Outside:

Front Garden

A pathway to the front door, a partially walled border, a paved area and plants.

Rear Garden

Generous rear garden with a patio seating area, trees, shrubs, a grassed area, a small storage space and a rear access,



Total floor area 80.4 m² (865 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


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welcome to
Bramford Lane,
Ipswich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Two bedrooms

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price
£135,000



view this property online williamhbrown.co.uk/Property/IPS121825



Property Ref:
IPS121825 - 0004

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