



Bramford Lane, Ipswich, Suffolk
£245,000

 3  1  2  D

Grace Estate Agents are pleased to present this improved charming character THREE BEDROOM SINGLE BAY SEMI- DETACHED PROPERTY situated in West Ipswich close to local shops schools and with access to the town centre.

- **Character 3 Bed Semi Detached House**
- **Recent Boiler**
- **Kitchen/Breakfast Room**
- **Utility Room**
- **Downstairs Cloakroom**
- **Gas via radiator Heating**
- **Double Glazing**
- **Off Road Parking for three cars**
- **South Facing Rear Garden**
- **French Doors to Garden**

PROPERTY:

The property is well presented established period house and benefits from improvements over the last couple of years with a new kitchen, re modelled rear part of the ground floor. Double glazing and gas heating via radiators are features whilst the accommodation comprises:- entrance hall, lounge, kitchen/breakfast room, office, utility room and ground floor cloakroom, The first floor consists two main bedrooms and dressing room/bedroom 3 and a shower/bathroom. A space saver staircase also gives access to an attic room. There is a south facing rear garden together with off road parking.

Council Tax: Band B
Suffolk

LOCATION:

Bramford Lane is situated to the west side of Ipswich close to local schools, shops, supermarkets and restaurants. The town centre is within easy reach with a wide variety of shops, supermarkets, the Buttermarket and Sailmakers shopping centres as well as Ipswich mainline station for access to London Liverpool Street. The A14 trunk road is also close by for Bury St Edmunds, Colchester and Felixstowe.





ENTRANCE HALL:

Recessed entrance area with double glazed front door:- wood laminate flooring, radiator and stairs rising to first floor.

LOUNGE:

14'5 x 12'5 (4.39m x 3.78m)

Double glazed bay window to front. feature wall radiator. alcove display with led back lit alcoves, alcove for TV, electric log effect wall fire and wood laminate floor.





KITCHEN:

17'6 x 12'0 (5.33m x 3.66m)

Recessed ceiling light ting inset to feature area with led back lighting, single bowl single drainer textured sink unit inset to wooden work top, cupboards under, a range of floor standing cupboards drawers and units with adjacent wooden work tops, wall mounted cupboards with courtesy lighting, filter hood over a ceramic hob, inset twin ovens and grills to tall standing storage units, central island forming breakfast bar with matching wooden work surface and storage under, space for American style fridge freezer under stairs, wooden flooring and sliding door to:

OFFICE:

8'11 x 7'4 (2.72m x 2.24m)

Recessed lighting, double glazed window to side, double glazed door leading to outside. wooden work desk area with storage cupboards under, radiator and wood laminate flooring.



UTILITY AREA:

5'7 x 5'5 (1.70m x 1.65m)

Recessed lighting, wooden flooring, double glazed window to side. space for washing machine and space for tumble drier, worktops. Access to:-

CLOAKROOM:

5'9 x 5'8 (1.75m x 1.73m)

Recessed lighting, Low level WC, circular sink with mixer tap inset to wooden work top, double glazed frosted window to side. radiator and built in boiler cupboard housing valliant gas boiler.

LANDING:

Radiator, access to space saver staircase with access to attic area, door to:-

LANDING LOBBY:

Doors to bedroom one and bedroom three/dressing room:-

BEDROOM ONE:

12'1 x 11'3 (3.68m x 3.43m)

Double glazed window to rear, radiator and wrought iron style fire place,

BEDROOM TWO:

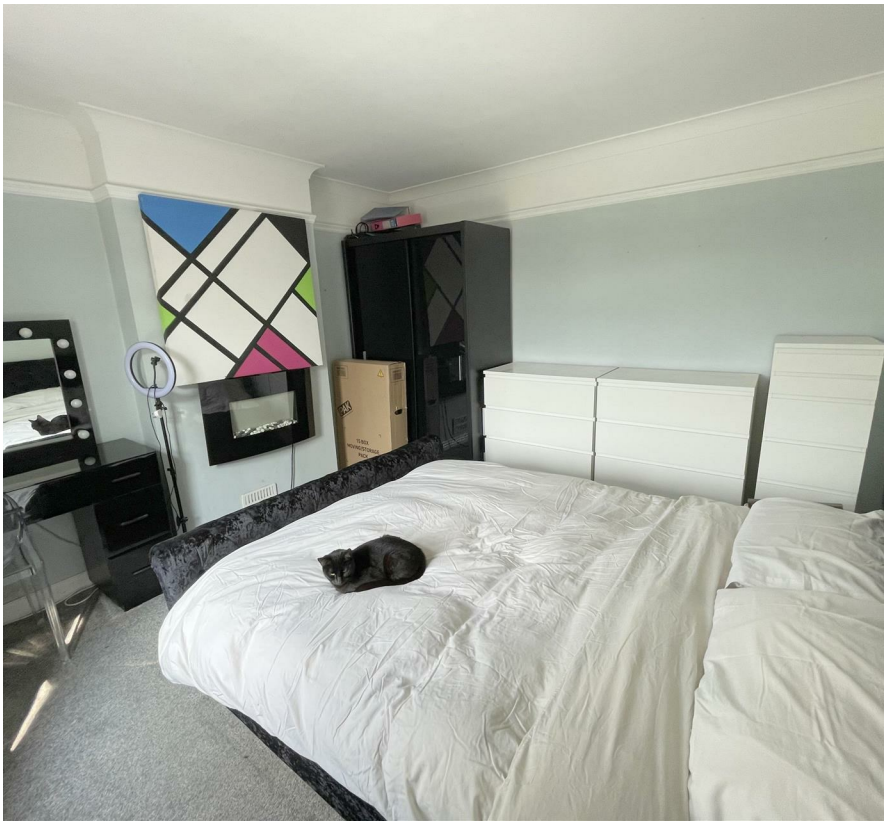
11'11 x 11'7 (3.63m x 3.53m)

Double glazed window to front and radiator.

DRESSING/BEDROOM THREE:

8'8 x 5'11 (2.64m x 1.80m)

Presently being used as a dressing room with open access to space saver staircase if required.



BATHROOM/SHOWER ROOM:

8'9 x 7'6 (2.67m x 2.29m)

Recessed lighting, Velux style double glazed window to side. twin wash hand basins inset to wooden vanity area, and wash basin. Low level WC. large shower cubicle with electronic programable shower unit, tiled splashbacks and shower screen door and tiled walls, heated towel radiator and wood aminate flooring.

FRONT GARDEN:

Open plan with concrete pathway to front door concrete drive and central block paved area providing off road parking. Wooden gate access to side.

REAR GARDEN:

Good sized decked area, paving, raised flower beds, fencing, outside power , and metal garage style workshop (16'3 x 9'0) with power and lighting.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

