



Bramblewood, Ipswich,  
£260,000



**Grace Estate Agents are pleased to present this bright, spacious 3 bedroom semi-detached home with open plan living area, integrated kitchen with a detached garage and enclosed rear garden. This property is located in West Ipswich with Easy access onto the A12/A14 and frequent bus routes heading in Ipswich centre. No Onward Chain!**

- **SEMI-DETACHED HOME**
- **THREE BEDROOMS**
- **OPEN PLAN LIVING/DINING AREA**
- **INTEGRATED KITCHEN**
- **CONSERVATORY**
- **REAR GARDEN WITH PATIO AREA**
- **DETACHED GARAGE**
- **PRIME LOCATION**
- **NO ONWARD CHAIN**

**PROPERTY:**

Recently Updated! This spacious three bedroom semi-detached home comprises of an open plan living/dining room, kitchen and conservatory on the ground floor and three bedrooms and family bathroom on the first floor with a front and rear garden as well as a garage. Amenities are just a short walk away and bus stop with frequent services to the town centre.

**LOCATION:**

The property is situated on the South side of Ipswich, just off Scrivener Drive. The property is convenient for local amenities including a super store, chemist, doctors and bus route into town.

Both junior and senior schools nearby together with Suffolk One College being a few minutes walk away.

There is easy access to the A14 and A12, train station with services to London, Norwich, Cambridge and other destinations.





## **GROUND FLOOR:**

### **ENTRANCE HALL:**

Smooth ceilings, stairs to first floor. Radiator, doors to:

### **LIVING/DINING ROOM:**

22'5" x 11'11" (6.83m x 3.63m )

Smooth ceiling and coving. Double glazed window to front elevation and sliding doors to rear elevation to the conservatory. Radiators, storage cupboard and inset electric fire. Archway to:

### **KITCHEN:**

8'8" x 6'11" (2.64m x 2.11m)

Textured ceiling, double glazed window to rear elevation. Range of upper and lower kitchen units and tiled splash back with integrated oven, electric hob with extractor fan above, integrated fridge freezer and space for a washing machine. one and half bowl sink with mixer taps.

### **CONSERVATORY:**

8'7" x 6'2" (2.62m x 1.88m )

Double glazed Windows, tiled floor. Doors to rear garden.

## **FIRST FLOOR:**





**LANDING:**  
Smooth ceiling, double glazed window to side elevation. Hatch to attic and storage cupboard. Doors to:

**BEDROOM 1:**  
13'2" x 8'8" (4.01m x 2.64m )  
Smooth ceiling and double glazed window to front elevation. Radiator.

**BEDROOM 2:**  
9'1" x 8'8" (2.77m x 2.64m )  
Smooth ceiling, double glazed windows to rear elevation. Radiator.

**BEDROOM 3:**  
7' x 6'5" (2.13m x 1.96m )  
Smooth ceilings, double glazed windows to front elevation. Radiator.

**FAMILY BATHROOM:**  
6'5" x 5'10" (1.96m x 1.78m )  
Smooth ceiling, frosted window to rear elevation. Panel bath with wall mounted electric shower and adjustable shower head, pedestal hand basin and low level WC.





**FRONT GARDEN:**  
The front garden is paved with mature trees and shrubs bordering the property.

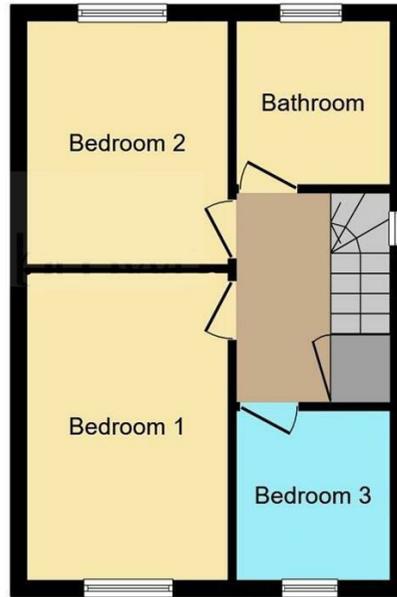
**REAR GARDEN:**  
The enclosed rear garden is mainly laid to lawn with a patio area and access the garage and gate leading to the front garden and a public pathway.

**GARAGE:**  
17'2" x 8'2" (5.23m x 2.49m )





**Ground Floor**



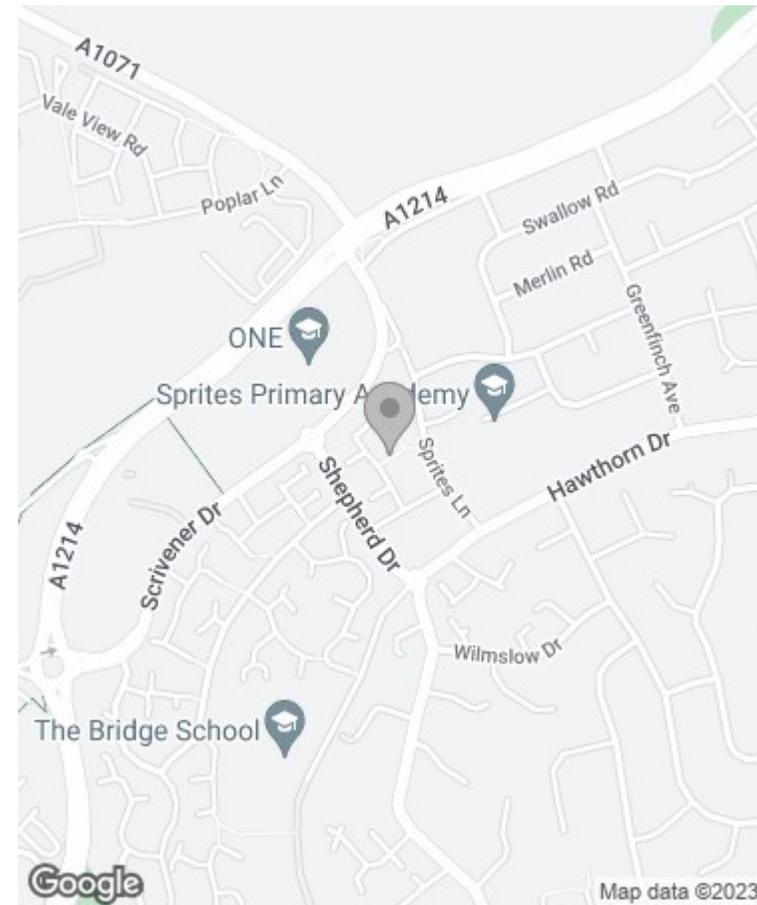
**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		