



- TWO BEDROOM BAYED TERRACE HOUSE
- DINING ROOM
- NO FORWARD CHAIN
- GAS CENTRAL HEATING
- RECENTLY REFURBISHED

- LIVING ROOM
- CLOAKROOM
- DOUBLE GLAZED WINDOWS
- NEW CARPETS THROUGHOUT UPSTAIRS
- WELL PRESENTED

MARKS & MANN



Bramford Road, Ipswich

We are pleased to offer this well presented two bedroom bayed terraced property situated in the West of Ipswich, close to local amenities, having undergone recent refurbishment throughout, being sold with no forward chain.

Internally the property benefits from, on the ground floor: Porch, entrance hall, living room, dining room, kitchen and cloakroom. To the first floor: Landing, bedroom one, bedroom two and bathroom. Externally the property benefits from a paved and shingle front garden, and rear garden with decking and patio area.

Call now to register your interest and arrange a private first hand viewing.

£165,000

MARKS & MANN

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Bramford Road, Ipswich

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Entrance Porch

New glazed entrance door leading to

Entrance Hall

Glazed entrance door to front, stairs to first floor.

Living room

4.06m x 2.97m (13' 4" x 9' 9")

Double glazed window to front aspect, radiator.

Dining Room

3.64m x 3.18m (11' 11" x 10' 5")

Double glazed window to rear aspect, radiator, under stairs storage.

Kitchen

2.26m x 2.73m (7' 5" x 8' 11")

Integrated oven, extractor, sink draining board, double glazed window to side aspect, boiler.

Cloakroom

Low level WC, hand wash basin, ceiling spotlights, double glazed window to side aspect.

Landing

Storage cupboard.

Bedroom One

3.91m x 3.60m (12' 10" x 11' 10")

Double glazed window to front aspect X2, fireplace, radiator, new carpet.

Bedroom Two

2.52m x 3.68m (8' 3" x 12' 1")

Double glazed window to rear aspect, radiator, new carpet.

Bathroom

Bath with shower fitting, hand wash basin, low level WC, shower cubicle, heated towel rail, double glazed window to rear aspect.

Front Garden

Low level wall to front, shingle area. Feature tiled pathway leading to the property.

Rear Garden

45' 11" x 13' 9" (14.00m x 4.20m)

Decked area with additional lawn, shingle and patio areas. gate to rear. Brick built barbecue (to remain).

Location

Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.

Directions

Using a SatNav, please use IP1 4AS as the point of destination.

Important Information

Tenure - Freehold

Services - we understand that electricity, gas, water and drainage are connected to the property.

Council Tax Band: A

EPC rating: TBC

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

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 will be no delay in agreeing the sale.

Council Tax Band

At the time of writing the council tax band for this property is band A.



The above floor plans are not to scale and are shown for indication purposes only.

