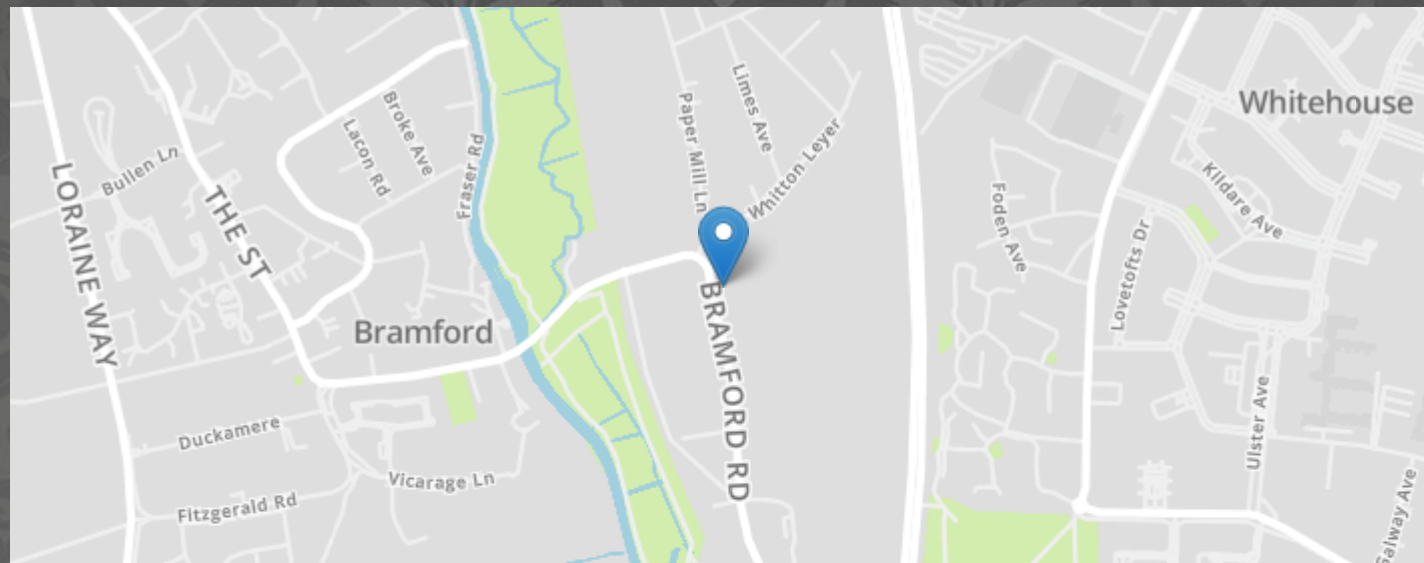


Bramford Road, Bramford, Ipswich



- HOT WATER SOLAR
- GROUND SOURCE HEAT PUMP
- THREE BEDROOM
- NO CHAIN
- BI FOLD DOORS OPENING ON TO THE REAR GARDEN
- UNDER FLOOR HEATING
- DETACHED
- OPEN PLAN KITCHEN / SITTING ROOM
- OFF ROAD PARKING
- WELL KEPT AND WELL PRESENTED

MARKS & MANN

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MARKS & MANN



Bramford Road, Bramford, Ipswich

Introduced to the market for sale is this exceptionally well kept and well designed three bedroom detached bungalow. Nestled within the sought after location of Bramford village the property is positioned in an ideal location close to amenities.

Internally the property benefits from, the entrance hall, open plan kitchen/living space featuring bi-fold doors to the side aspect plus dual velux windows giving an amazing bright and open feel, second reception room, utility room, bedroom one which features built-in wardrobes plus an en-suite, bedroom two which also benefits from built-in wardrobes and an en-suite bathroom, bedroom three and the cloakroom. Externally the property benefits from ample off road parking plus a garage and generous garden space consisting of patio, stoned area, raised flower beds and lawn.

The property is a true gem with heaps to offer, evidently designed and finished with a tasteful touch offering comfortable living accommodation for a family.

The property is being sold with no forward chain.

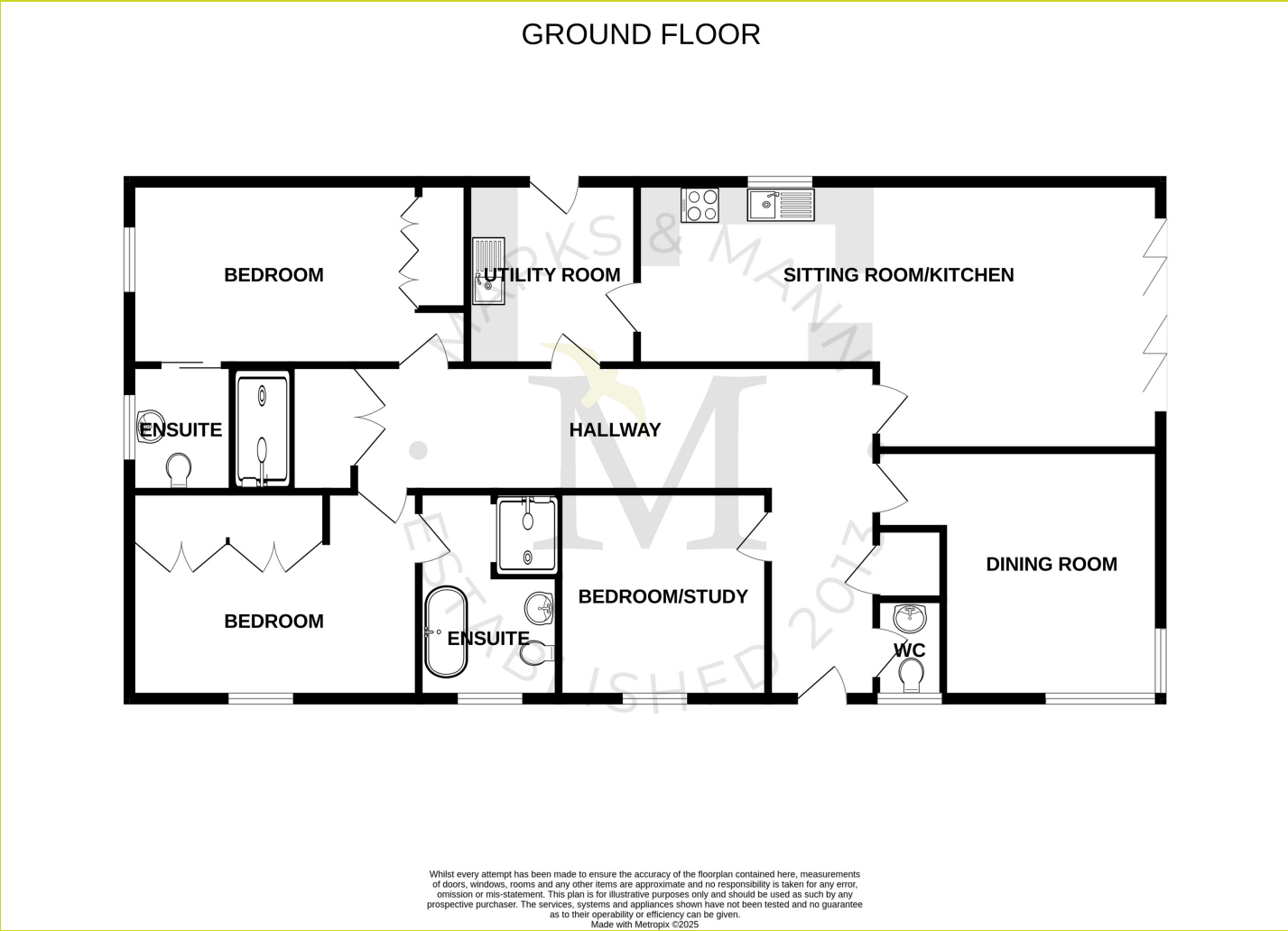
Call now to register your interest and arrange a private first hand viewing.

£500,000 Offers in excess of

Bramford Road, Bramford, Ipswich

Entrance hall Front door, heat pump and tank housing storage to inner hall.	Garden Stoned area, patio, lawn, garden shed with power and lighting.
Living room 5.77m x 4.66m (18' 11" x 15' 3") Bi-fold doors to side aspect, multi fuel burner.	Garage Single size.
Kitchen 3.71m x 3.59m (12' 2" x 11' 9") Integrated fridge, integrated oven X2, integrated dishwasher, velux window/S, X2 double glazed window to rear aspect, sink/draining board, hob, extractor.	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.
Utility 2.15m x 3.59m (7' 1" x 11' 9") Door to rear aspect, sink/draining board.	Directions Using a SatNav, please use IP8 4AX as the point of destination.
Diner 4.63m x 3.97m (15' 2" x 13' 0") Double glazed corner window to front aspect, multi fuel burner.	Important information Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band F EPC rating: TBC
Bedroom one 3.62m x 4.59m (11' 11" x 15' 1") Double glazed window to front aspect, built-in wardrobe.	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.
En-suite Free standing bath with shower fitting, walk in shower cubicle, heated towel rail, double glazed window to front aspect, low level WC hand wash basin.	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.
Bedroom two 3.60m x 4.56m (11' 10" x 15' 0") Double glazed window to side aspect, built-in wardrobe.	Council Tax Band At the time of writing the council tax band for this property is band F.
En-suite Shower cubicle, heated towel rail, ceiling spotlights, double glazed window to side aspect, hand wash basin, low level WC.	
Bedroom three/office 2.10m x 3.57m (6' 11" x 11' 9") Double glazed window to front aspect.	

Bramford Road, Bramford, Ipswich



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

