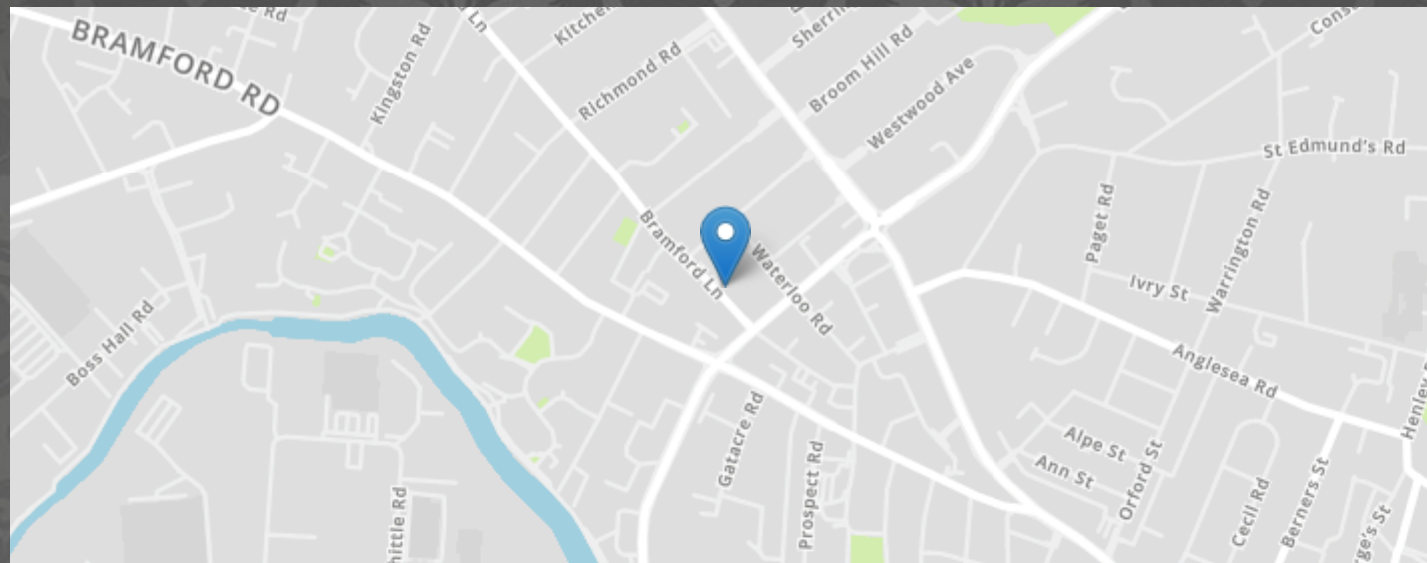


Bramford Lane, Ipswich



- NO CHAIN
- LOUNGE
- GARAGE EN BLOC
- END TERRACED

- DOUBLE GLAZED WINDOWS & DOORS
- KITCHEN / DINER
- THREE BEDROOM
- FIRST FLOOR BATHROOM

MARKS & MANN

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Website www.marksandmann.co.uk

MARKS & MANN



Bramford Lane, Ipswich

This THREE BEDROOM END TERRACE PROPERTY located in west Ipswich is being offered for sale with NO ONWARD CHAIN. The property benefits from storm porch and entrance porch, lounge, kitchen/diner, first floor bathroom, Gas central heating via radiators, double glazed windows, front and rear gardens and secure garage en bloc. In the valuer's opinion the property is close to local amenities, bus routes, A12/A14 and early viewing is highly recommended to avoid disappointment.

£220,000

Bramford Lane, Ipswich

Front

Mostly laid to lawn, Path to front storm porch.

Storm Porch

Tiled flooring, Light, Door to entrance porch.

Entrance Porch

Built in cupboard, wood effect flooring.

Lounge

6.40m x 6.40m (21' 0" x 21' 0") Double glazed window to front, Stairs to first floor, Wood effect flooring, Radiator.

Kitchen

2.97m x 4.30m (9' 9" x 14' 1") Double glazed window and door to rear, Stainless steel sink unit and drainer with mixer tap, A range of base fitted units with cupboards and drawers. Plumbing for washing machine, Space for cooker, extractor hood, Laminate work surfaces, Part tiled. Built in cupboard housing the boiler, Pantry.

Landing

Double glazed window to front.

Bedroom One

3.03m x 4.25m (9' 11" x 13' 11") Double glazed window to front, wood effect flooring, Radiator.

Bedroom Two

2.60m x 3.89m (8' 6" x 12' 9") Double glazed window to rear, Built in cupboard, wood effect flooring, Radiator.

Bedroom Three

2.34m x 3.02m (7' 8" x 9' 11") Double glazed window front, Radiator.

Bathroom

Double glazed window to rear, Pedestal hand wash basin, Low level W.C. panelled bath, Part tiled, Chrome heated towel.

Rear Garden

Mostly laid to lawn, Outside tap, Shingle area, Patio area with covered Wooden Pergola. Path leading to rear gate.

Garage

Garage en bloc with up and over door with secure gate entrance.

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.

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.

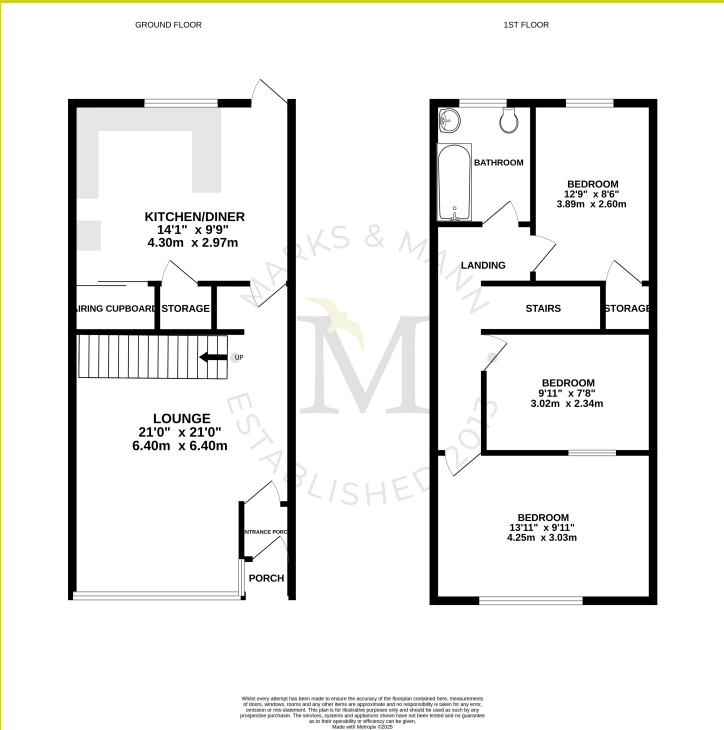
School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

Council Tax Band

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

Bramford Lane, Ipswich



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

