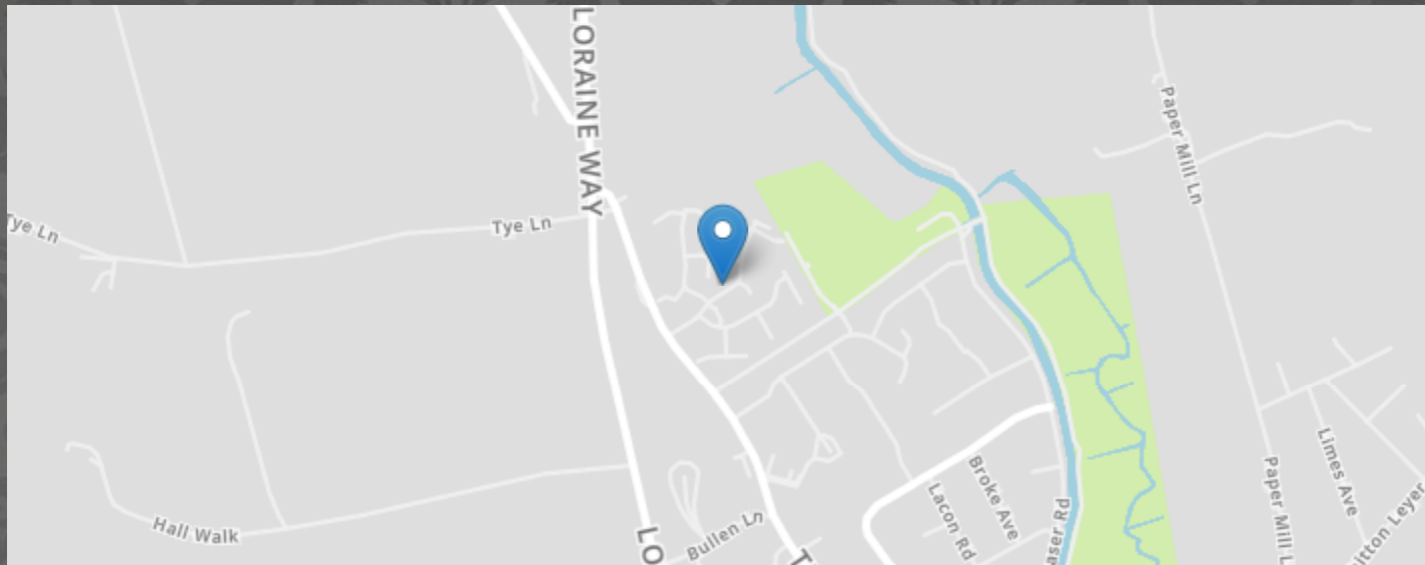


Stoddart Road, Bramford, Ipswich



- DOUBLE GLAZED WINDOWS & DOORS
- FITTED KITCHEN / DINER
- EN SUITE TO 2 BEDROOMS
- OFF ROAD PARKING
- VIEWING HIGHLY ADVISED!!!

- GAS CENTRAL HEATING
- CLOAKROOM
- GARAGE
- ENCLOSED GARDEN

MARKS & MANN

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MARKS & MANN



Stoddart Road, Bramford, Ipswich

BEAUTIFULLY PRESENTED THREE BEDROOM TOWN HOUSE located in the popular BRAMFORD VILLAGE. The property benefits of entrance hallway, cloakroom, lounge, kitchen/dining three bedrooms, two ensuite bedrooms, family bathroom, enclosed rear garden, single garage.

Further benefits include 5 years remaining on NHBC warranty, good sized garage, off road parking for multiple vehicles, gas heating via radiators and double glazed windows throughout.

Close to local amenities including Co-operative food store and post office, pharmacy, public house and Indian restaurant with a local bus service with regular link to Ipswich Town centre and surround areas.

Viewing is highly advised to appreciate the immaculate condition and size this property has to offer!!!!

£340,000

Stoddart Road, Bramford, Ipswich

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Front
Block paved driveway providing off road parking with garage, bark area with shrubs, path leading to front door.

Entrance Hall
Stairs to first floor, under stairs cupboard, Radiator.

Cloakroom
Double glazed window to side, Pedestal hand wash basin, Low level W.C. Radiator.

Lounge
3.36m x 4.96m (11' 0" x 16' 3") Double glazed window to front, Radiator, Double doors to :-

Kitchen Dining Room
2.51m x 5.41m (8' 3" x 17' 9") Double glazed window and double glazed French doors to rear, Ceramic one and half sink with mixer tap and drainer, Laminated worktop, Part tiled, A range of wall and base fitted units with cupboards and drawers, Built in double oven with four gas ring hob and extractor hood above, Space for fridge/freezer, Built in dishwasher, Built in washing/Dryer machine, Tiled flooring, Radiator.

First floor Landing
Airing cupboard, Stairs to second floor, Radiator.

Bedroom Two
3.27m x 4.72m (10' 9" x 15' 6") Two double glazed window to front,, Built in cupboard, Radiator.

Ensuite
shower cubicle, Low level W.C. Pedestal hand wash basin. Radiator

Bedroom Three
2.75m x 3.75m (9' 0" x 12' 4") Double glazed window to rear, Radiator.

Bathroom
Double glazed window to rear, Part tiled, Pedestal hand wash basin, Low level W.C. Panelled bath with mixer tap, Radiator.

Second floor landing
Door to:-

Bedroom One
5.13m x 5.13m (16' 10" x 16' 10") Double glazed window front, Sky light to rear, Built in wardrobe, Two radiators.

Ensuite
Double shower cubicle, Part tiled, Low level W.C Pedestal and wash basin, Radiator..

Rear Garden
Mostly laid to lawn, Decking area, Trees, shrubs, Flowers, Out side tap, path leading to rear gate.

Garage
Up and over door, Power and light connected, Personnel door to side.

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.

Council Tax Band
At the time of instruction the council tax band for this property is Band D.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		96
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	