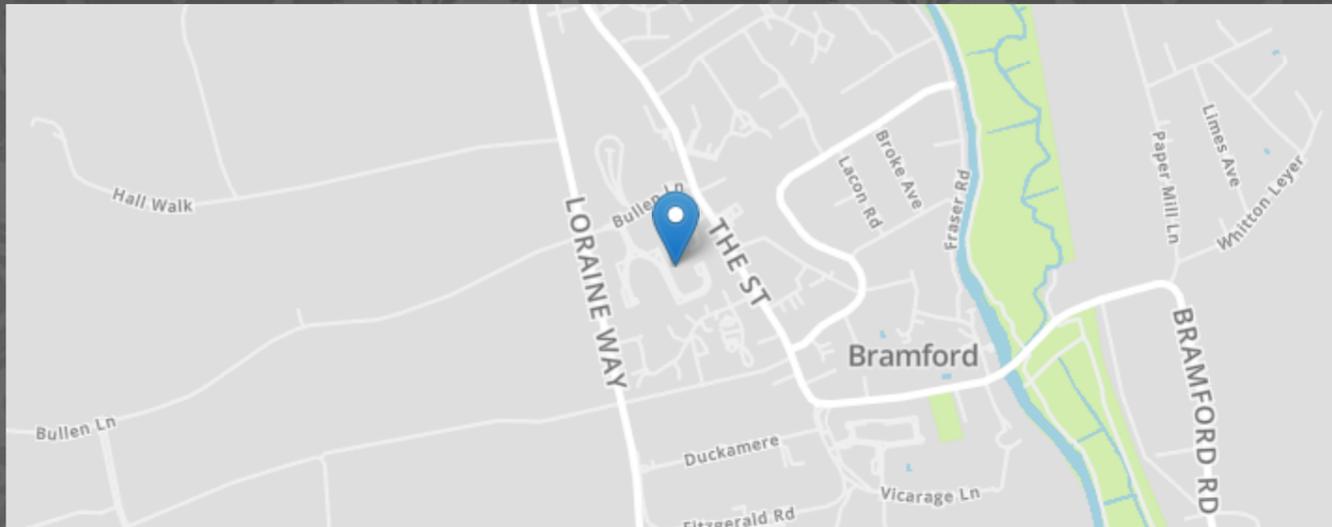


Angel Road, Bramford, Ipswich



- CHAIN FREE
- GARAGE WITH POWER AND LIGHT
- CONSERVATORY
- CLOSE TO LOCAL AMENITIES
- X2 GARDEN SHEDS

- SEMI-DETACHED HOUSE
- DOUBLE GLAZED WINDOWS AND DOORS
- GAS CENTRAL HEATING
- EASY ACCESS TO A12
- LOUNGE/ DINER

MARKS & MANN



## Angel Road, Bramford, Ipswich

We are pleased to offer this well presented and well kept three bedroom semi-detached house located in the village of Bramford. Ideally located for easy access to the A12.

Internally the property benefits from, on the ground floor: Entrance hall, lounge/diner, kitchen and conservatory. To the first floor: Landing, bedroom one, bedroom two, bedroom three and bathroom. To the front of the property it is paved with a shrub flower bed and side access to the rear. The rear garden is mainly paved with a patio and stone area, flowerbed and shed. There is a garage with power and light.

The property is being sold with no forward chain.

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

**£250,000 Offers in Excess of**

MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

contactipswich@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

# Angel Road, Bramford, Ipswich

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## Entrance Hall

Front door, radiator. Stairs to first floor.

## Living Room

6.82m x 3.75m (22' 5" x 12' 4")  
Double glazed window to front aspect, radiator X2, sliding door to rear aspect.

## Kitchen

2.73m x 2.07m (8' 11" x 6' 9")  
Double glazed window to rear aspect, hob, integrated oven, boiler, sink draining board, door to side aspect.

## Conservatory

3.83m x 2.32m (12' 7" x 7' 7")  
Radiator, door to side aspect.

## Landing

Double glazed window to side aspect.

## Bedroom One

3.46m x 2m (11' 4" x 6' 7")  
Radiator, double glazed window to front aspect.

## Bedroom Two

2.70m x 3.29m (8' 10" x 10' 10")  
Double glazed window to rear aspect, radiator, ceiling spotlights.

## Bedroom Three

2.12m x 2.53m (6' 11" x 8' 4")  
Double glazed window to front aspect, radiator.

## Bathroom

Shower cubicle, heated towel rail, double glazed window to rear aspect, low level WC, hand wash basin.

## Outside

The front garden is mainly paved with a shrub border and side gate to the rear. The rear garden has a paved patio and stone area, flower bed, and shed. Personal access door to garage with power and lighting.

## 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 IP8 4JF as a point of destination.

## Important Information

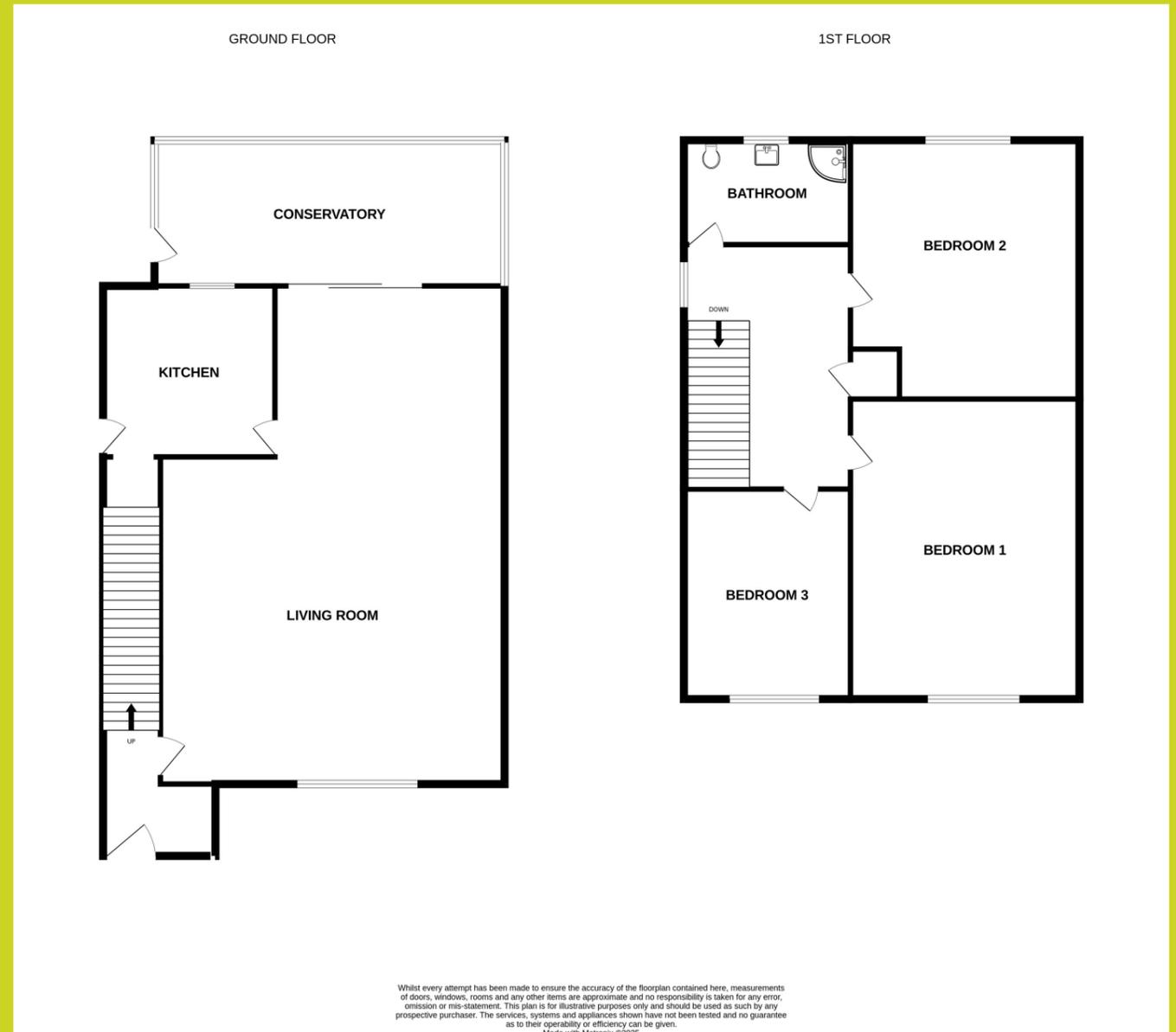
Tenure - Freehold  
Services - we understand that mains gas, electricity, water and drainage are connected to the property.  
Council Tax band B  
EPC rating: TBC

## 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 B.



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

