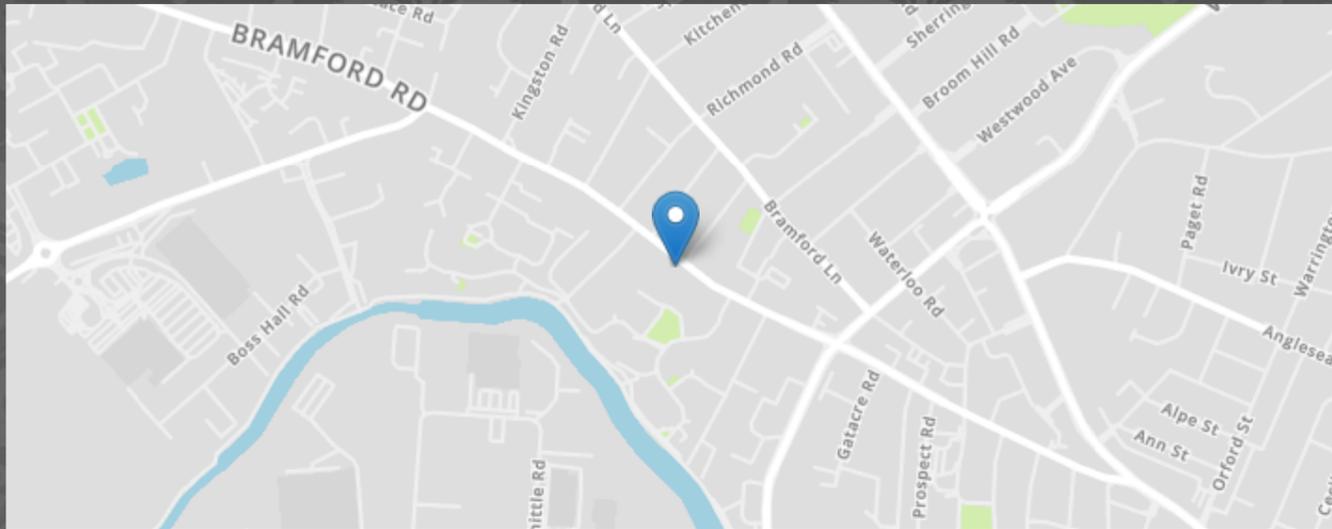


Bramford Road, Ipswich



- TWO BEDROOMS
- UTILITY ROOM
- GAS CENTRAL HEATING
- EASY ACCESS TO TOWN CENTRE
- GARAGE
- END TERRACED
- DOUBLE GLAZED WINDOWS
- BATH WITH SEPARATE SHOWER CUBICLE
- OPEN FIREPLACE
- PARKING FOR 2 CARS

MARKS & MANN

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

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Website www.marksandmann.co.uk

MARKS & MANN



Bramford Road, Ipswich

We are pleased to offer this two bedroom end of terraced property situated in the West of Ipswich, within easy access of the town centre.

Internally the property benefits from, on the ground floor: Entrance hall, lounge/diner, kitchen and utility room. To the the first floor: Landing, bathroom, bedroom one, and bedroom two. Externally the property benefits from the front garden enclosed by a brick wall and railings. There is side access to the rear garden which is mainly laid to lawn with decking area and garage with space for two cars.

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

£190,000

Bramford Road, Ipswich

Bramford Road, Ipswich

Entrance Hall

Front door, radiator, double glazed window to side aspect.

Lounge

10' 10" x 10' 10" (3.30m x 3.30m)
Double glazed window to front aspect, fireplace, radiator. Double glazed window to rear aspect, radiator, fireplace -non functioning.

Dining Area

11' 2" x 11' 2" max (3.40m x 3.40m max)
Double glazed window to rear aspect, radiator, fireplace -non functioning.

Kitchen

10' 4" x 8' (3.15m x 2.44m)
Sink draining board, double glazed window to side aspect, extractor hob, integrated oven, storage cupboard, boiler, radiator.

Utility Room

10' 8" x 8' 2" (3.25m x 2.49m)
Double glazed window to rear aspect, door to rear, radiator.

Landing

Storage cupboard.

Bathroom

10' 3" x 8' 1" (3.12m x 2.46m)
Free standing bath, hand wash basin, low level WC, double glazed window to rear aspect, shower cubicle, heated towel rail.

Bedroom One

14' 4" x 11' (4.37m x 3.35m)
Double glazed window to front aspect X2, radiator.

Bedroom two

11' 3" x 9' (3.43m x 2.74m)
Double glazed window to rear aspect, radiator.

Rear Garden

Laid to lawn with decking area and paving. Garage and space for two cars.

Location

The property is located to the West of Ipswich, within easy access of the town centre.

Destination

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

Important Information

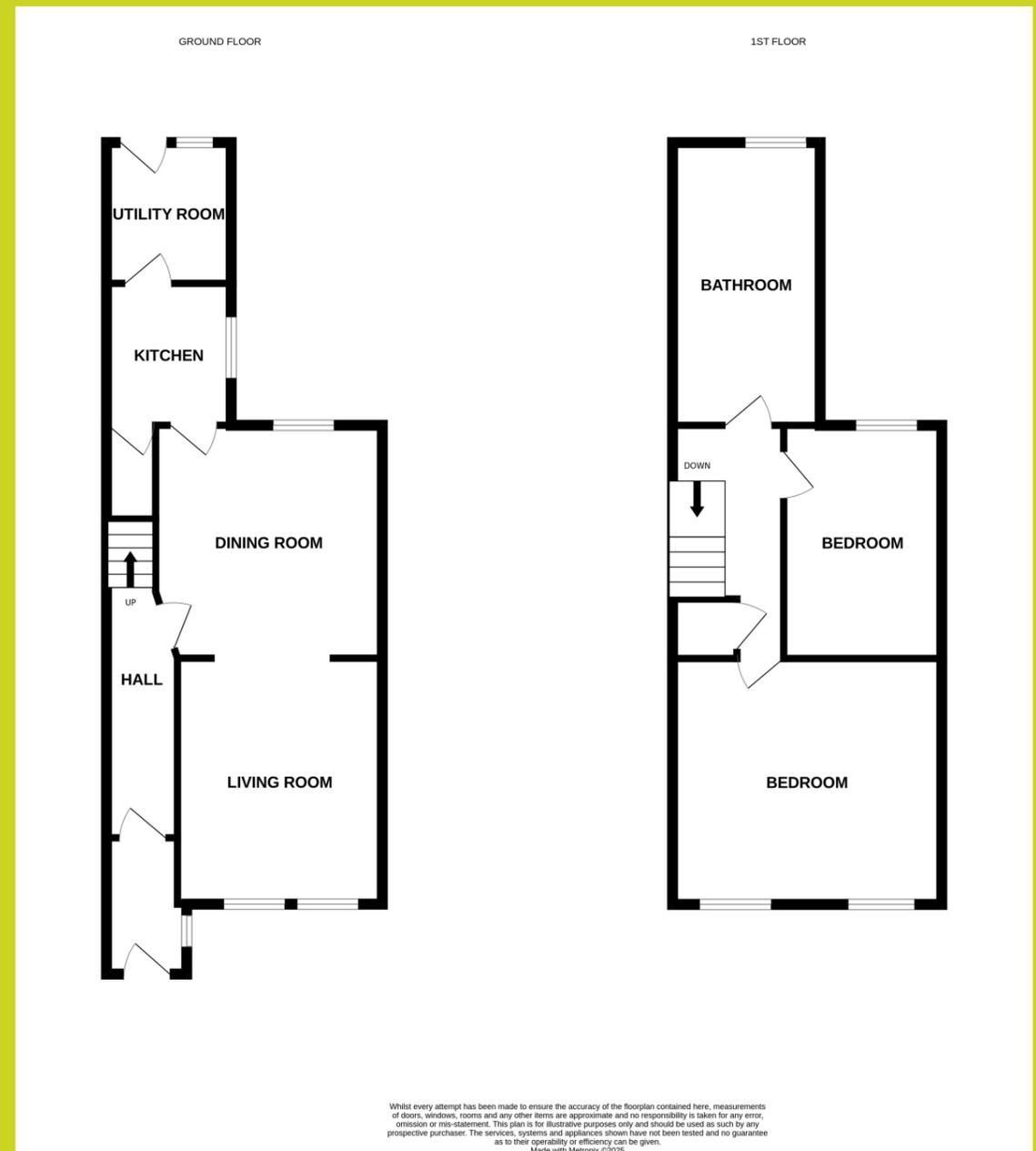
Tenure - Freehold
Services - we understand that mains electricity, water and drainage are connected to the property.
Council Tax - B
EPC rating - D

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.

