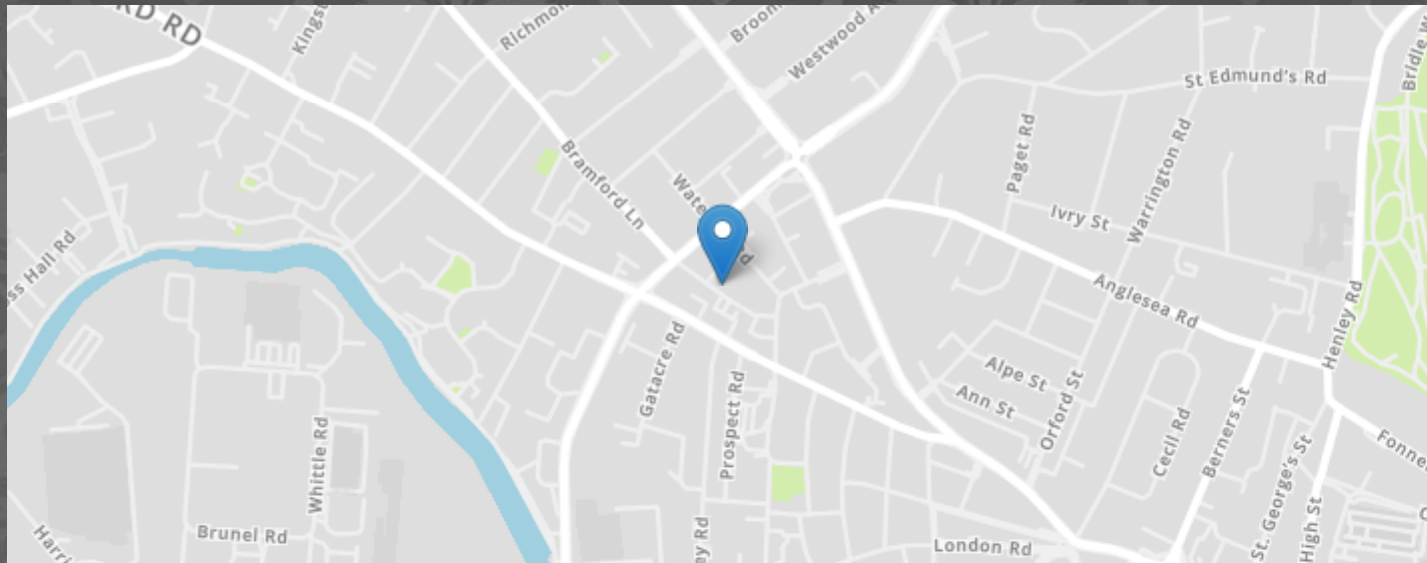


## Little Bramford Lane, Ipswich



- NEW HOME
- EN-SUITE TO EACH BEDROOM
- CLOSE TO AMENITIES
- DOUBLE GLAZING
- OFF ROAD PARKING
- DETACHED
- GARDEN
- NO FORWARD CHAIN

# 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)

# MARKS & MANN



## Little Bramford Lane, Ipswich

We are delighted to be marketing this three bedroom detached home set over three floors. The property is positioned in an ideal location close to amenities and gives easy access to the town centre.

Internally the property benefits from, on the ground floor: Entrance hall, living room, kitchen/diner and utility/cloakroom. To the first floor: Landing, bedroom two which features an En-suite and bedroom three which also features an En-suite. To the top floor: Bedroom one featuring built in drawer space velux windows and an En-suite bathroom. Externally the property benefits from off road parking and a garden to the rear aspect.

The property is being sold with no forward chain.

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

**£325,000 Offers in Excess of**



Little Bramford Lane, Ipswich

Entrance hall

Front door.

Living room

11' 6" x 16' 4"  
Bifold doors to rear aspect, double glazed window to front aspect.

Kitchen

8' 1" x 16' 1"  
Double glazed window to front aspect, French doors to rear aspect, integrated oven, hob, extractor, dishwasher, fridge freezer.

Cloakroom/utility

6' 2" x 5' 0"  
Double glazed window to rear aspect, tank, hand wash basin, low level WC.

Landing

Double glazed window to front aspect, radiator.

Bedroom one

18' 0" x 10' 6"  
Ceiling spotlights, cupboard, built-in drawer units, radiator, velux window x2.

En-suite

Window to rear aspect, radiator, low level WC, hand wash basin, free standing bath.

Bedroom two

11' 0" x 11' 9"  
Double glazed window to front aspect, radiator. cupboard.

En-suite

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

Bedroom three

11' 9" x 11' 5"  
Double glazed window to front aspect, radiator, cupboard.

En-suite

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

Garden

Patio, space for lawn.

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 IP1 2PH as the 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: B

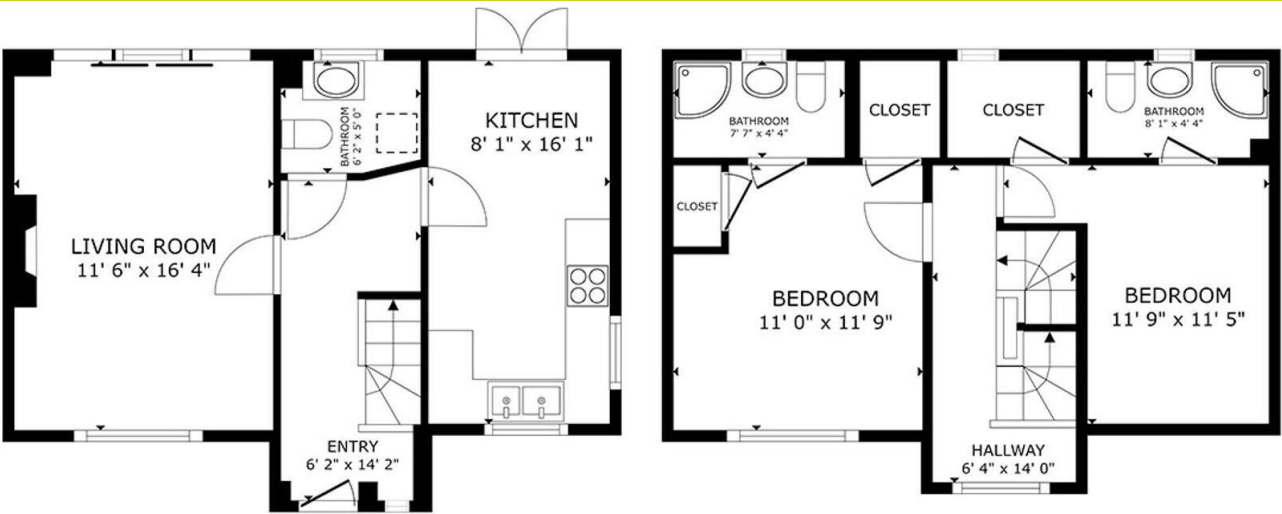
Disclaimer

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.

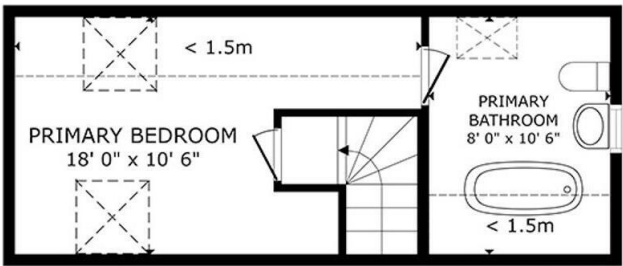
Council Tax Band  
At the time of writing the council tax band for this property is band B.

Little Bramford Lane, Ipswich



FLOOR 1

FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1 448 sq.ft. FLOOR 2 443 sq.ft. FLOOR 3 208 sq.ft.  
EXCLUDED AREAS : REDUCED HEADROOM 68 sq.ft.  
TOTAL : 1,099 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

