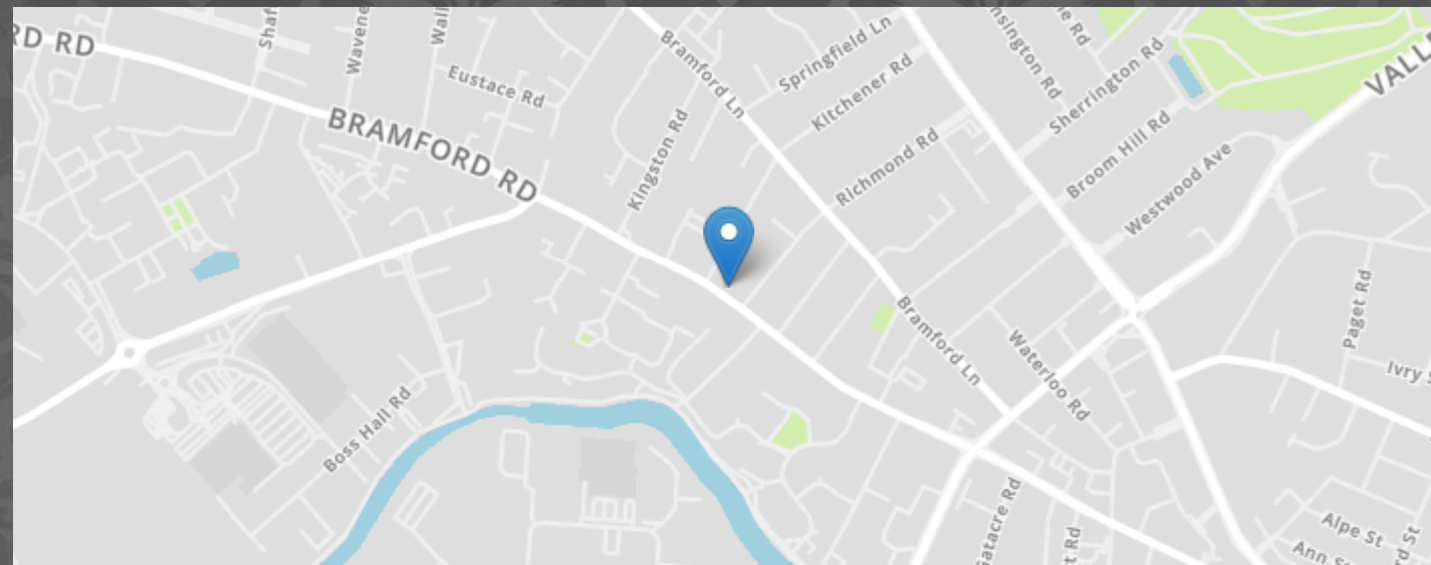


## Bramford Road, Ipswich



- FREEHOLD BEING SOLD
- GARDEN
- NEW BOILER WITH 5 YEAR WARRANTY
- FIRST FLOOR
- OFF ROAD PARKING
- ONE BEDROOM
- NO FORWARD CHAIN
- IDEAL LOCATION

# MARKS & MANN

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

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contactipswich@marksandmann.co.uk

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

# MARKS & MANN



## Bramford Road, Ipswich

Introduced to the market for sale is this newly available one bedroom first floor flat. The property is positioned ideally close to local amenities.

Internally the property benefits from, the landing space, living room, kitchen, bedroom and shower room. Externally the property benefits from off road parking and shared 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.

**£118,000**

## Bramford Road, Ipswich

## Front

Low brick wall to side. Panelled fencing to side. Gate providing access to the rear garden. Block paved providing off road parking for one car. Path leading to:

## Entrance Door

Panelled door to side leading to:

## Communal Lobby

Entrance door to ground floor flat. Entrance door to flat with stairs leading up to:

## Landing

Loft access. Doors to:

## Bedroom

3.92m x 3.06m (12' 10" x 10' 0")  
Double glazed window to front. Radiator. Coved ceiling. Door to:

### Ensuite Shower Room

Low-level WC. Pedestal wash hand basin with tiled splashback. Separate shower cubicle. Tiled floor.

## Lounge/Diner

3.91m x 3.06m (12' 10" x 10' 0")  
Double glazed window to rear. Built in cupboard. Covered ceiling. Radiator.  
Door to:

## Kitchen

2.93m x 2.21m (9' 7" x 7' 3")  
Double glazed window to rear. Range of eye level units and range of base units with cupboards and drawers. Space for fridge/freezer and washing machine. Wall mounted boiler. Single drainer sink unit with mixer tap. Tiled splashbacks. Fitted electric oven and hob with extractor over. Tiled floor. Radiator.

## Rear Garden

Panelled fencing to side and rear. Hedge to side. Laid to lawn. Shrub border.

## 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 4AU 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 A  
EPC rating: C

## 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

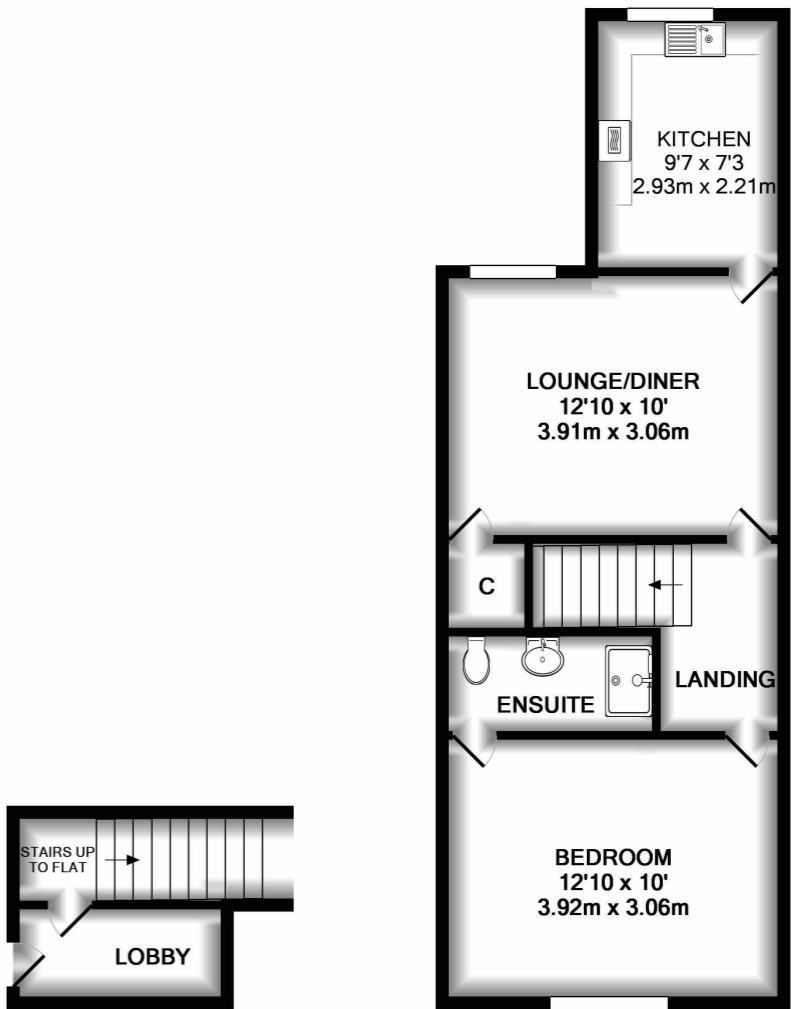
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Council Tax Band

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



# Bramford Road, Ipswich



## GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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The above floor plans are not to scale and are shown for indication purposes only.