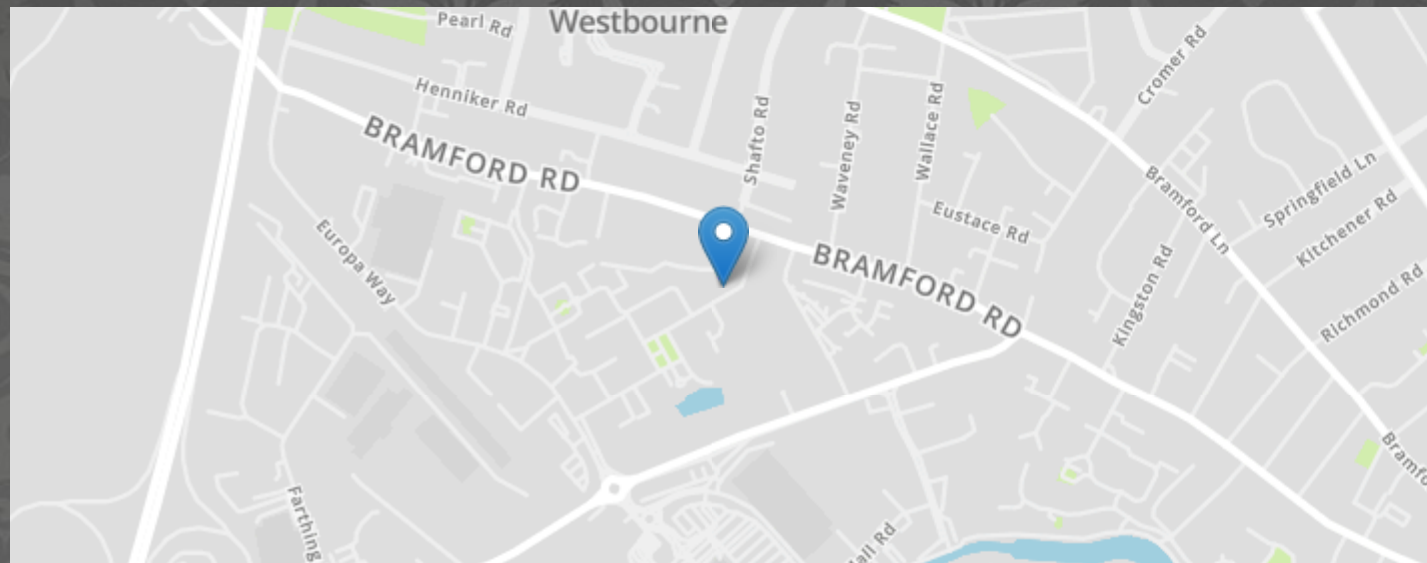


Bramford Road, Ipswich, Suffolk



- TWO RECEPTION ROOMS
- EASY ACCESS OF TOWN CENTRE
- DOUBLE GLAZED WINDOWS
- TWO DOUBLE BEDROOMS
- GARDEN
- FRONT AND REAR GARDENS
- CLOSE TO LOCAL AMENITIES
- GAS CENTRAL HEATING
- MID TERRACED PROPERTY
- WELL PRESENTED

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Bramford Road, Ipswich, Suffolk

We are pleased to offer this well presented two double bedroom mid terraced property situated in the north-west of Ipswich, close to local amenities and within easy access of the town centre.

Internally the property benefits from, on the ground floor: Lounge, dining room, lobby, kitchen and shower room. To the first floor: Landing, bedroom one and bedroom two. Externally the property benefits from a garden the front aspect and a garden to the rear.

The property is being sold with no forward chain.

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

£170,000

Bramford Road, Ipswich, Suffolk

Front Garden

Brick wall to front and side. Laid to lawn. Slate area. Path leading to:

Entrance Door

Double glazed door to front leading to:

Living Room

3.17m x 3.20m (10' 5" x 10' 6")
Door to front aspect, double glazed window to front aspect, radiator.

Dining Room

3.20m x 3.25m (10' 6" x 10' 8")
Door to rear aspect, radiator, under stairs storage.

Lobby

Stairs leading to first floor. Door to:

Kitchen

Sink/draining board, boiler, double glazed window to side aspect.

Shower Room

1.85m x 1.46m (6' 1" x 4' 9")
Double glazed window to side aspect, small hand wash basin, low level WC, shower cubicle, radiator.

Landing

Doors to:

Bedroom One

10' 6" x 10' 3" (3.21m x 3.13m)
Fireplace, radiator, double glazed window to rear aspect, storage cupboard meter housing.

Bedroom Two

3.21m x 3.13m (10' 6" x 10' 3")
Double glazed window to front aspect, radiator.

Rear Garden

Laid to lawn, shed.

Directions

Using a SatNav, please used IP1 5BA as the point of destination.

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.

Important Information

Tenure - Freehold
Services - we understand that mains gas, electricity and drainage are connected to the property.
Council tax band - A
EPC rating - D

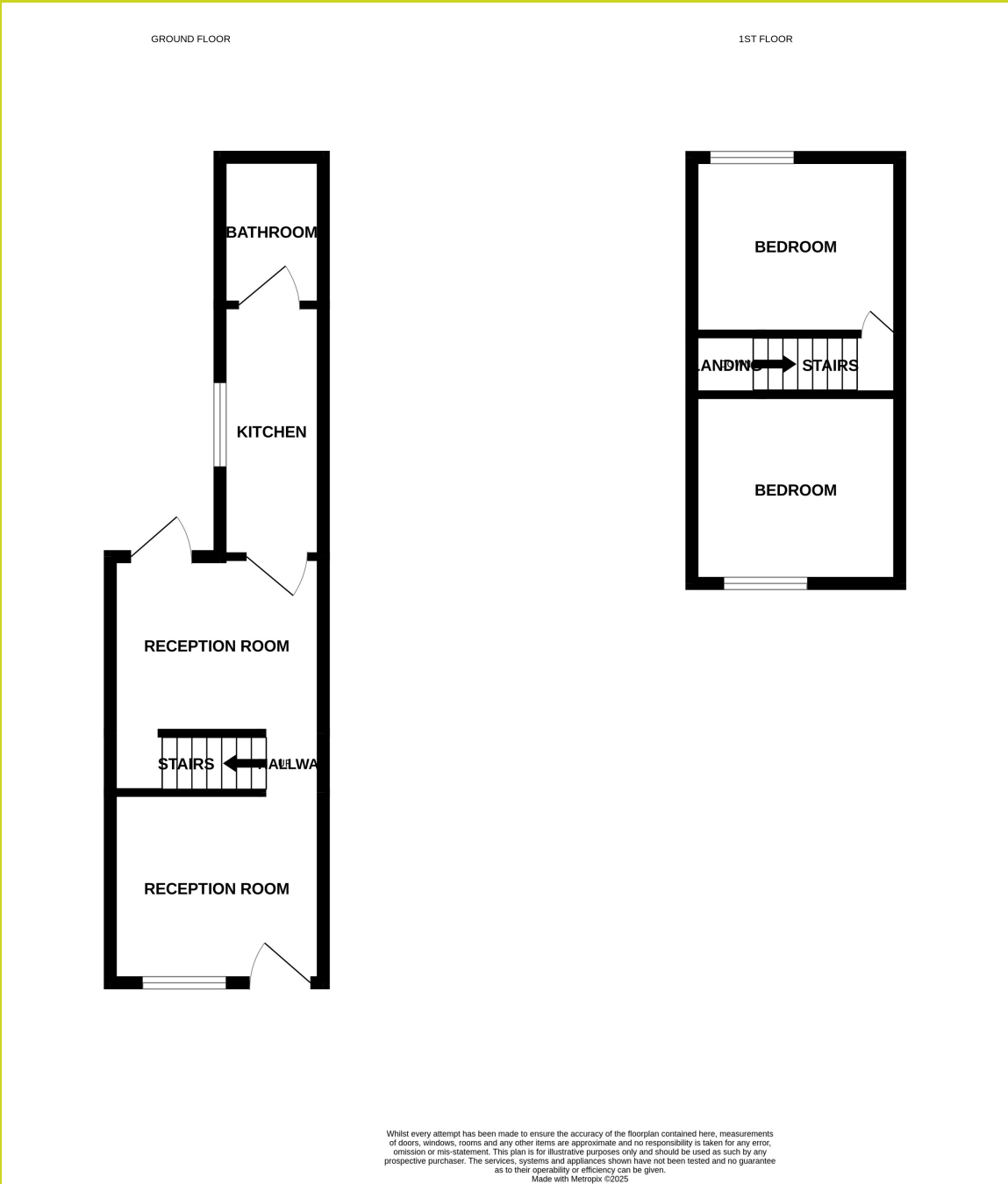
Disclaimer

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 A.

Bramford Road, Ipswich, Suffolk



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

