

## **Bramford Road, Ipswich, Suffolk, IP1 4AB**

**Offers in excess of: £220,000**



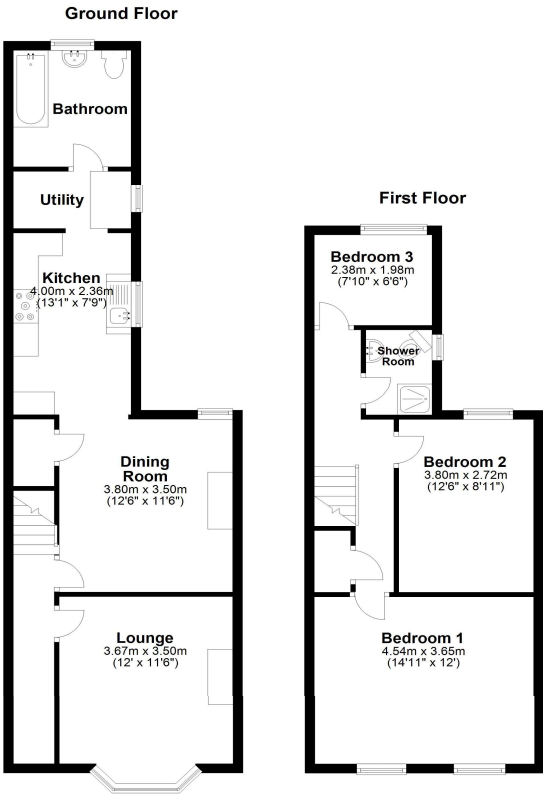
- No Onward Chain
- Three Bedroom Mid Terrace House
- Two Separate Reception Room
- Bathroom & Shower Room
- Rear Garden of Approx. 100ft (STS)
- Off-Road Parking for Two Cars

This three bedroom mid terrace house, situated towards the west side of Ipswich close to the town centre and train station and offering good access out to the A14 commuter trunk road, is being sold with no onward chain and comes with a rear garden of approximately 100ft (subject to survey) and off-road parking for two cars to the front. The accommodation comprises entrance hall, lounge, dining room, kitchen, utility room, large ground floor family bathroom, first floor landing, three bedrooms, and shower room.



The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University Suffolk.

Council tax band: B



**Disclaimer**  
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC