

Paper Mill Lane, Bramford, Ipswich, Suffolk, IP8 4DW

Offers In Excess Of: £170,000



Palmer & Partners

- Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Kitchen/Lounge/Diner
- Integrated Kitchen
- Bathroom & En-suite Shower room
- Two Allocated Parking Spaces

This nicely presented two bedroom ground floor apartment, situated in the popular village of Bramford, offers ample bright and airy accommodation. The apartment benefits from gas central heating, double glazing, and two secure allocated parking spaces. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises 21ft entrance hall; 18ft open plan kitchen / living / dining room with integrated appliances in the kitchen; separate utility room; bathroom; and two double bedrooms, one of which has an en-suite shower room.

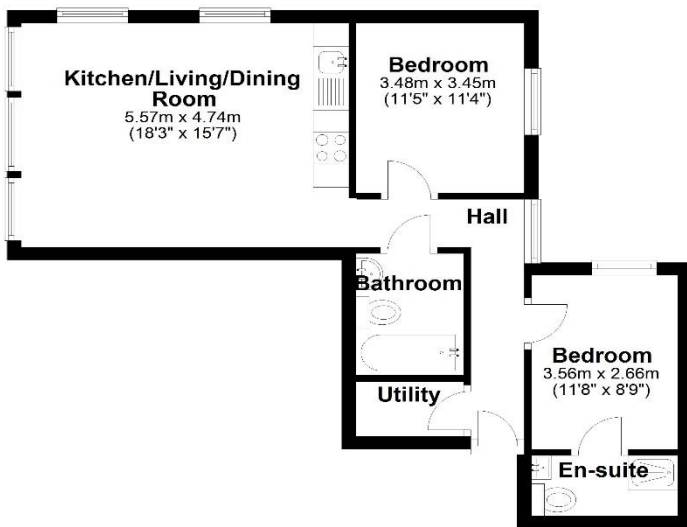
Surrounded by the gentle Suffolk countryside with the River Gipping passing through, the historic village of Bramford offers an idyllic countryside lifestyle with all the benefits of modern living close by. Located near to the A12 and A14 commuter trunk roads, and just three miles from Ipswich with direct railway links into London Liverpool Street Station, it provides the perfect balance between town and country. The village of Bramford offers many amenities including various shops, two churches, primary school, pub, sports ground, bowls club, and other social groups including a football club.

Council Tax Band: B



Ground Floor

Approx. 39.5 sq. metres (425.0 sq. feet)



Total area: approx. 39.5 sq. metres (425.0 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan 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.
Plan produced using PlanUp.

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+)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	