

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

**Offers In Excess Of: £220,000**



- Freehold
- No Onward Chain
- Semi-Detached House
- Three Double Bedrooms
- Two Reception Rooms
- South-Facing Garden in Excess of 100ft (STS)
- Detached Garage
- Off-Road Parking for Two / Three Cars

This larger than average three bedroom semi-detached house, situated towards the west side of Ipswich offering good access out to the A14 commuter trunk road and close to Ipswich town centre and train station, is being sold with no onward chain. This spacious family home was extended in the early 1980's and provides ample living space, is full of character, and comes with a landscaped south-facing rear garden in excess of 100ft (subject to survey); with detached garage and off-road parking for two / three cars to the rear of the garden.

The accommodation comprises entrance hall, lounge, dining room, kitchen / breakfast room, first floor landing, three double bedrooms, and family bathroom.

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 of 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			
(95-100)	A		
(81-95)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	