



Bramford Road, Ipswich, Suffolk, IP1

Guide Price:

£130,000

EPC Rating: E



*** GUIDE PRICE: £130,000 to £140,000 ***

Situated within walking distance to Ipswich town centre and mainline station lies this two bedroom maisonette which is being sold with no onward chain and benefits off-road parking for two cars, fully enclosed side garden, and gas central heating. The accommodation comprises kitchen / diner, living room, ground floor bathroom, first floor landing and two bedrooms.

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 with a journey time of approximately 1hr 15mins. 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: A
EPC Rating: E



For additional information and full photo gallery please visit www.palmerpartners.com



Outside- Front There is a driveway providing parking for two vehicles, access gate to side garden and entrance door through to;

Kitchen / Diner 16'9" x 11'10" (5.1m x 3.6m). Fitted with a range of matching eye and base level units, inset stainless steel sink and drainer, tiled splash backs, integrated cooker and hob with built-in extractor hood over, wall mounted gas boiler, space for fridge freezer and tumble dryer, plumbing for washing machine, understairs storage cupboard, radiator, and double glazed window to the side aspect.



Living Room 12'2" x 12'2" (3.7m x 3.7m). Double glazed window to the side aspect, feature mantle and radiator.

Bathroom 9'6" x 4'7" (2.9m x 1.4m). Three piece suite comprising bath with mixer shower attachment over, low-level WC and vanity hand wash basin, radiator, and obscure double glazed window to the rear aspect.



First Floor Landing Doors to bedrooms.

Bedroom One 11'10" x 8'2" (3.6m x 2.5m). Double glazed window to the side aspect, radiator, and built in cupboard.

Bedroom Two 9'6" x 8'10" (2.9m x 2.7m). Double glazed window to the rear aspect, radiator, and built-in wardrobe.

Side Garden The side garden is laid to lawn area, with gated access from the driveway.



Directions

Council Tax Band -

Tenure - Share of Freehold

Viewing - By appointment through Palmer & Partners

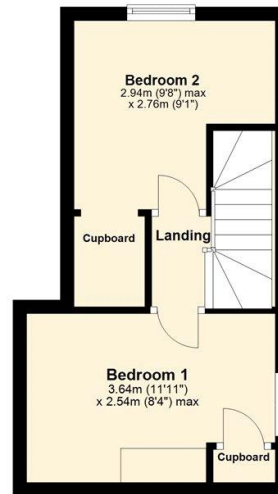
Ground Floor

Approx. 36.7 sq. metres (395.5 sq. feet)



First Floor

Approx. 21.8 sq. metres (234.2 sq. feet)



Total area: approx. 58.5 sq. metres (629.6 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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.