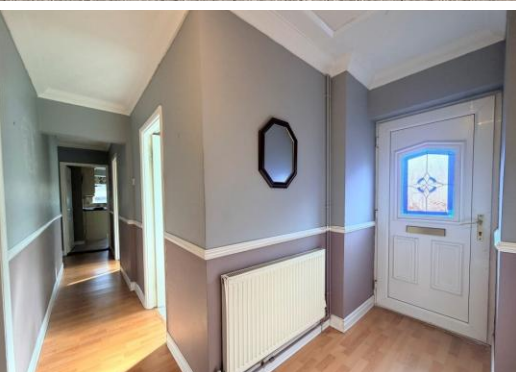




10 Broke Avenue, Bramford, Ipswich, IP8 4HG

Guide Price £270,000 Freehold

**ipswich &
suffolk** estate
agents
Part of the Your Ipswich Group

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SUMMARY

CHAIN FREE - An extended three bedroom semi-detached bungalow located on a desirable avenue in the popular Bramford Village to the West of Ipswich. The well proportioned accommodation offers scope for a degree of updating and briefly comprises; entrance hall, sitting and dining room, fitted kitchen, three bedrooms (two doubles and a smaller single/study), and bathroom. To the outside there is an attractive low maintenance frontage with side driveway leading to an attached garage with electric roller shutter door and adjoining workshop, whilst to the rear there is an established enclosed garden with lawn and dual patios. The home is double glazed and gas centrally heated via a modern boiler, which is located in the predominantly boarded loft space. Early viewing is highly recommended.

DOUBLE GLAZED DOOR TO:

ENTRANCE HALL

Radiator, wood effect flooring, built-in cupboard, dado rail, loft access with drop down ladder to predominantly boarded loft space with modern wall mounted gas fired boiler.

SITTING ROOM

16' 1" x 10' 8" approx. (4.9m x 3.25m) Double glazed window to front, radiator, revealed brick fireplace with suspended electric fire, opening through to dining room.

DINING ROOM

11' 9" x 10' 8" approx. (3.58m x 3.25m) Radiator, built-in cupboard, door opening to rear hallway.

KITCHEN

11' 10" x 8' 4" approx. (3.61m x 2.54m) Double glazed window to rear, double glazed door to garden, a range of base and eye level wood effect cupboard and drawer fitted units, granite effect work surfaces, inset stainless steel sink drainer unit with mixer tap and plinth lighting above, electric cooker with extractor over, integrated fridge-freezer and dish-washer, space for washing machine, predominantly tiled walls, tiled floor.

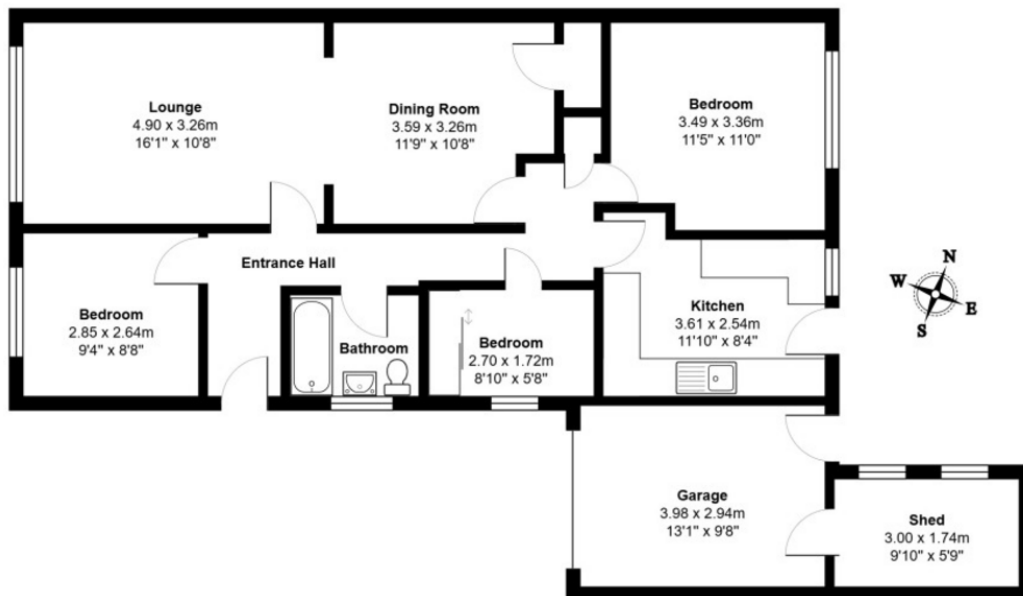
BEDROOM ONE

11' 5" x 11' approx. (3.48m x 3.35m) Double glazed window to rear, radiator, fan light.

BEDROOM TWO

9' 4" x 8' 8" approx. (2.84m x 2.64m) Double glazed window to front, radiator, wood effect flooring, fan light.





Total Area: 97.0 m² ... 1044 ft²

BEDROOM THREE/STUDY

8' 10" x 5' 8" approx. (2.69m x 1.73m) Double glazed window to side, radiator, built in sliding fronted wardrobe, wood effect flooring.

BATHROOM

Double glazed window to side, radiator, panelled bath with electric shower over, low level WC with concealed cistern, mounted hand wash basin with cupboard under and vanity side surface, shaver socket, fully tiled walls and floor.

OUTSIDE

The attractive low maintenance frontage consists of a brick paved side driveway providing ample off road parking and access to an attached garage with electric roller shutter entry door, there is an area of artificial lawn and shrub stocked beds. The established enclosed rear garden is mainly laid to lawn with dual patios and various shrubs planted to borders, a personal door to the garage allows through access from front to rear.

GARAGE

13' 1" x 9' 8" approx. (3.99m x 2.95m) Electric roller shutter entry door, brick paved floor, mains power and lighting, personal door to garden, integral door to adjoining workshop.

WORKSHOP

9' 10" x 5' 9" approx. (3m x 1.75m) Wood construction with two windows to side, mains power and lighting.

MID SUFFOLK DISTRICT COUNCIL

Tax band C - Approximately £2,046.91 PA (2026-2027).

NEAREST SCHOOLS (.GOV ONLINE)

Bramford primary and Westbourne Academy secondary.

DIRECTIONS

Leaving Ipswich town centre, head westerly along Bramford Rd towards Sallows Cl, at the roundabout, take the 2nd exit, continue onto River Hill/B1067, continue to follow B1067, turn right onto Leggatt Dr, turn right onto Gipping Way, turn left onto Broke Ave, the destination will be on the right.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot represent that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and

purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Energy performance certificate (EPC)

10 Broke Avenue Bramford IPSWICH IP8 4HG	Energy rating C	Valid until: 13 September 2036
		Certificate number: 2180-3701-4060-9100-4995
Property type		Semi-detached bungalow
Total floor area		78 square metres



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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