



ipswich & suffolk



Bramford Road, Ipswich, IP1 4AZ

Guide Price £190,000 Freehold



ipswich & suffolk estate agents  
Part of the Your Ipswich Group

# Bramford Road, Ipswich, IP1 4AZ

## SUMMARY

CHAIN FREE - A three double bedroom Edwardian attached home of larger proportions with garage and parking to the popular West of Ipswich, convenient to the town centre, local shops and amenities, and the A14. The generous accommodation comprises; entrance lobby, entrance hall, spacious sitting and dining room, fitted kitchen, rear lobby and modern four-piece bathroom on the ground floor, with landing, and three double bedrooms on the first floor. Set back from the road by a gated walled frontage, there is a side driveway with right of way leading to a detached garage and parking area, and fence enclosed southerly facing rear garden which is mainly laid to lawn. With scope for potential, early viewing is highly recommended to fully appreciate the living space on offer.

## DOUBLE GLAZED DOOR TO FULLY TILED ENTRANCE LOBBY

## ENTRANCE LOBBY

Traditional style door to entrance hall.

## ENTRANCE HALL

Radiator, inset mat-well, door to sitting and dining room, bookend archway through to stairs rising to first floor.

## SITTING AND DINING ROOM

12' 1" x 22' 6" approx. (3.68m x 6.86m) Double glazed bay window to front, two radiators, wood effect flooring, television point, City Fibre broadband point, built-in understairs cupboard, door to kitchen.

## KITCHEN

8' 3" x 10' 5" approx. (2.51m x 3.18m) Double glazed window to side, a range of wood effect base and eye level fitted cupboard and drawer units, granite effect work surfaces, inset stainless steel sink drainer unit, built-in electric oven, inset electric hob with extractor over, under counter space for washing machine, space for fridge-freezer, tiled walls and floor, door to rear lobby.

## REAR LOBBY

Double glazed side door to garden, door to bathroom.

## FOUR-PIECE BATHROOM

Obscure double glazed window to side, heated towel rail, panel bath, shower cubicle with thermostatic fixed head shower and separate rinser, mounted hand-wash basin with mixer tap and cupboard unit under, low level WC, vaulted ceiling with inset LED lighting, extractor fan, stone effect tiled splash backs, slate effect tiled.





Total Area: 106.9 m<sup>2</sup> ... 1150 ft<sup>2</sup>

## STAIRS RISING TO FIRST FLOOR

### LANDING

Built-in cupboard, radiator, loft access hatch, doors to.

### BEDROOM ONE

15' 6" x 11' 1" approx. (4.72m x 3.38m) Two double glazed windows to front, radiator, built-in cupboard housing wall mounted gas fired boiler.

### BEDROOM TWO

10' 2" x 10' 11" approx. (3.1m x 3.33m) Double glazed window to rear, radiator.

### BEDROOM THREE

8' 6" x 10' 5" approx. (2.59m x 3.18m) Double glazed window to rear, radiator.

### OUTSIDE

Set back from the road by a gated walled frontage, there is a side driveway with right of way leading to a detached garage and parking area. The southerly facing fence enclosed rear garden is mainly laid to established lawn with paved and concrete patio's, there is an external tap, two mains power sockets, and gated access to the garage and parking area.

### GARAGE/STORE

9' 5" x 19' 5" approx. (2.87m x 5.92m) Block construction with double glazed door entry and double glazed window to front.

## IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,919.75 PA (2026-2027).

## NEAREST SCHOOLS (.GOV ONLINE)

Springfield primary and Westbourne Academy secondary.

## DIRECTIONS

Leaving Ipswich town centre, head westerly along Bramford Road. The destination is on the left.

## 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](http://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 testify 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)

Bramford Road IPSWICH IP1 4AZ	Energy rating <b>D</b>	Valid until: 17 April 2036
		Certificate number: 7315-9146-3002-0094-9002
Property type	End-terrace house	
Total floor area	89 square metres	



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

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