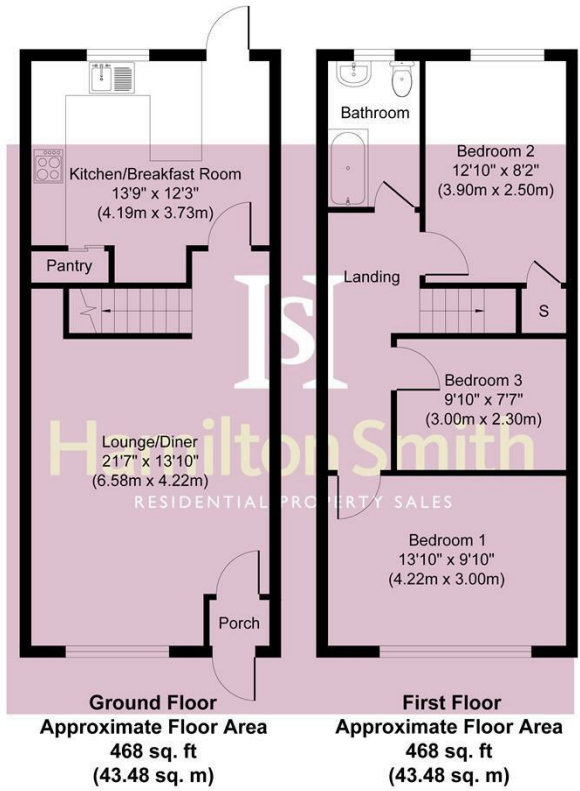
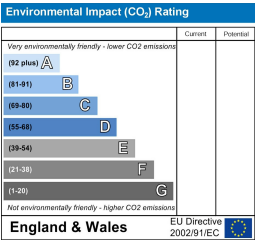
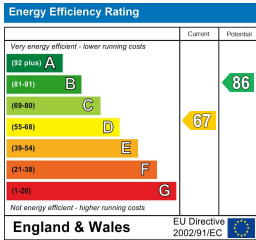




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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447 Bramford Lane, Ipswich IP1 5JH £215,000

Hamilton Smith are pleased to offer this SPACIOUS THREE bedroom house situated opposite a green in west Ipswich. The property benefits from off road parking, a garage, double glazed windows, gas central heating and presented in good decorative order. A perfect opportunity to make this your ideal home with some updating required.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

447 Bramford Lane, Ipswich, IP1 5JH

Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

Situated in a desirable location, this home is close to local amenities, schools and sits opposite a playing field. This spacious home has off road parking and a garage in a block just a few steps away. It's a wonderful opportunity to make this house your home.

Double glazed front door to

ENTRANCE LOBBY:

Door to...

LOUNGE/DINER: 21'7 x 13'10 (6.58m x 4.22m)

Double glazed window to front, radiator, stairs to 1st floor, door to

KITCHEN/BREAKFAST ROOM: 13'9 x 12'3 (4.19m x 3.73m)

Double glazed window and door to rear. Fitted with a range of wall and base units, sink and drainer, worktops, electric oven and hob, space for appliances, tiled splash backs and tiled floor. Useful PANTRY.

1ST FLOOR LANDING:

High ceiling with double glazed window t front.

BEDROOM ONE: 13'10 x 9'10 (4.22m x 3.00m)

Double glazed window to front with views of the green and a radiator.

BEDROOM TWO: 12'10 x 8'2 (3.91m x 2.49m)

Double glazed window to rear, storage cupboard and a radiator.

BEDROOM THREE: 9'10 x 7'7 (3.00m x 2.31m)

A high ceiling with double glazed windows to front and a radiator.

BATHROOM:

Double glazed window to rear, bath with a shower over, W.C, hand wash basin and a radiator.

OUTSIDE:

To the front is a block paved off road parking space.

To the rear there is an enclosed garden, laid to lawn, patio and access to rear via a gate. A few steps to a GARAGE EN BLOC with an up and over door.

The property enjoys views of the local playing field to the front.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

