



Palmer & Partners



Bramford Lane, Ipswich, Suffolk, IP1

4DS

Offers in excess of £180,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- No Onward Chain
- Detached Bungalow
- Two Double Bedrooms
- Living Room & Garden Room
- Separate Study
- Off-Road Parking & Carport
- South-West Facing Rear Garden
- Double-Glazing & Gas Central Heating



This two-bedroom detached bungalow, just a short drive into the town centre and Hadleigh Road Industrial Estate, and offering good access out to the A12 and A14 commuter trunk roads, is being sold with no onward chain and comes with off-road parking and carport, a south-west facing rear garden measuring approximately 68ft (subject to survey), double-glazing, and gas central heating. The accommodation comprises a front porch, entrance hall, living room with log burner, kitchen with

larger cupboard, bathroom, two good-sized bedrooms, garden room with door opening out to the side, study, and a storage room.

The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in areas like the town centre, alongside regenerated docks, restaurants, cultural venues, and the university area around the Waterfront. The town is also an

important economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and London by rail with a journey time of approximately 1hr 15mins. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park and Christchurch Park, and recreational facilities.

Outside - Front: The frontage is paved and to the side there is off-road parking and a carport with a storage area to the rear measuring 9'2 x 9'0.

Front Porch: 4'8" x 4'3" (1.42m x 1.3m) Double-glazed window, tiled floor, and door leading to:

Entrance Hall: Coat cupboard and further built-in cupboard, a radiator, tiled floor, access to the loft, and doors leading to:

Living Room: 17'3" x 11' (5.26m x 3.35m) Double-glazed windows to the front and side aspects, a radiator, log burner set within a



brick-style chimney breast, wood laminate floor, a built-in cupboard, and door into the rear hallway.

Kitchen: 10'2" x 7'8" (3.1m x 2.34m) Fitted with a range of matching eye and base units with drawers, roll edge work surfaces, one and a quarter bowl sink and drainer, built in larder cupboard, cupboard housing the boiler, space for appliances, built-in filter hood, and a double-glazed window to the front aspect.

Bathroom: 10' x 6'5" (3.05m x 1.96m) A three-piece suite

comprising a bath with Triton shower, low-level WC and hand wash basin, along with a tiled floor and opaque double-glazed window to the side aspect.

Bedroom One: 10'10" x 10' (3.3m x 3.05m) Double-glazed window to the rear aspect, a radiator, and built-in wardrobe.

Bedroom Two: 10'11" x 10'10" (3.33m x 3.3m) Double-glazed window into the garden room, wood laminate floor, a radiator, and double-glazed door opening through to:

Garden Room: 11'1" x 8'9" (3.38m x 2.67m) Double-glazed windows to the rear and side aspects, double-glazed door opening out to the side, and wood laminate floor.

Rear Hallway: 11'5" x 3'1" (3.48m x 0.94m) Radiator, wood laminate floor, and doors providing access to the study and storage room.

Study: 9'4" x 6'3" (2.84m x 1.9m) Double-glazed windows to the rear and side aspects and a radiator.

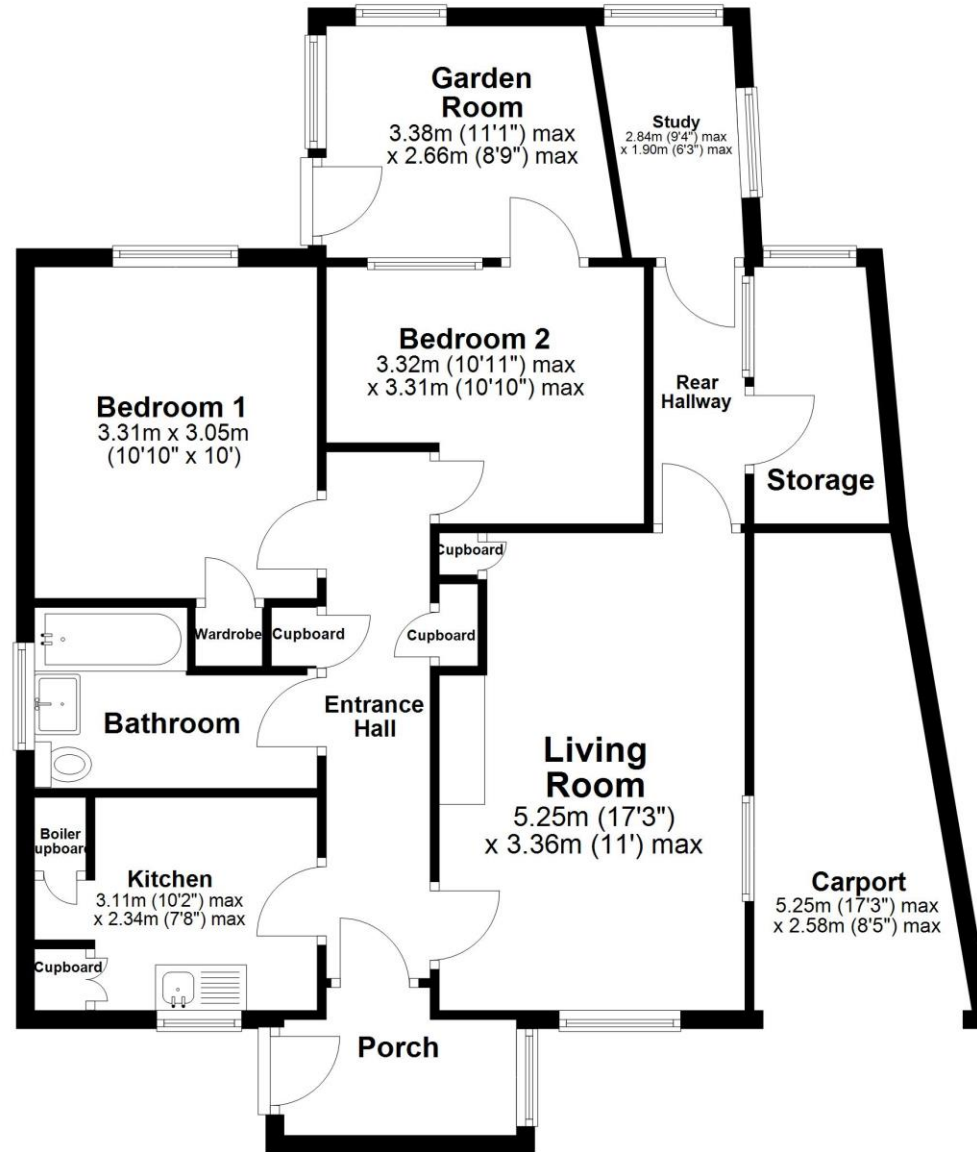
Storage Room: 13'7" x 6'10" (4.14m x 2.08m) Double-glazed window

to the rear aspect, tiled floor, elevation, 'borrowed light' window to the hall.

Outside – Rear: The south-west facing garden measures approximately 68ft (subject to survey) and is fully enclosed by fencing. There is a covered patio area leading out from the garden room with gate providing access to the remainder of the garden.

Ground Floor

Approx. 93.3 sq. metres (1004.2 sq. feet)



Total area: approx. 93.3 sq. metres (1004.2 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

2 Bedrooms, 1 Bathroom, 3 Reception,

EPC Rating: D

Council Tax Band: B



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com