



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

BRITANNIA ROAD, IPSWICH, IP4 5HF

TENURE : FREEHOLD

GUIDE PRICE £250,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall

With stairs off to the first floor and door to the...

Lounge/Diner

Open plan space with two distinct areas...

Living Room 3.74m x 3.20m (12' 3" x 10' 6")

With square bay to front, feature fireplace with inset gas fire.



Dining Area 3.47m x 3.24m (11' 5" x 10' 8")

With understairs storage, window to rear aspect and door to the...

Kitchen 4.27m x 2.42m (14' x 7' 11")

Fitted with a range of wall and base cabinets with work surfaces over, inset sink/drain unit, tiled splashbacks, plumbing for a washing machine, electric cooker point and cooker hood, window to side aspect and patio doors leading to the...



Conservatory 3.63m x 2.81m (11' 11" x 9' 3")

With access to the rear garden.

First Floor Landing

With loft access, overstairs storage cupboard and doors to...

Bedroom One 4.12m x 3.21m (13' 6" x 10' 6")

(measurement excludes bay) a large double bedroom with windows to front aspect.

Bedroom Two 3.52m x 2.50m (11' 7" x 8' 2")

With window to rear aspect.

Bedroom Three 2.58m x 2.08m (8' 6" x 6' 10")

(plus door recess) with window to rear aspect.

Bathroom

Fitted with a WC, wash basin and panelled bath with shower over, tiled splashbacks and window to side aspect.

Outside

To the front of the property is a small garden enclosed by a brick wall. The rear garden is a good size and is predominantly lawned with planting beds, a patio area, summer house, all enclosed by fencing.

THE PROPERTY & LOCATION

A superbly presented Edwardian terraced home in east Ipswich. The generous accommodation comprises an entrance hall, open plan lounge/diner, kitchen, conservatory, three bedrooms and a bathroom. There's a good-sized rear garden, gas central heating and double-glazed windows.

Britannia Road is located off Foxhall Road to the east of Ipswich which is popular for good schooling, and offers easy access in to the town centre and to the outskirts of town; the A14/12 and beyond. The county town of Ipswich offers a huge array of shopping, leisure and educational facilities as well as a mainline station with easy links to London (Liverpool Street), around an hour away.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000

While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



- East Ipswich
- Open Plan Lounge/Diner
- First Floor Bathroom
- Gas Central Heating

- Three Bedrooms
- Conservatory
- Good-Sized Garden
- Double-Glazed Windows

Council Tax Banding : B



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