

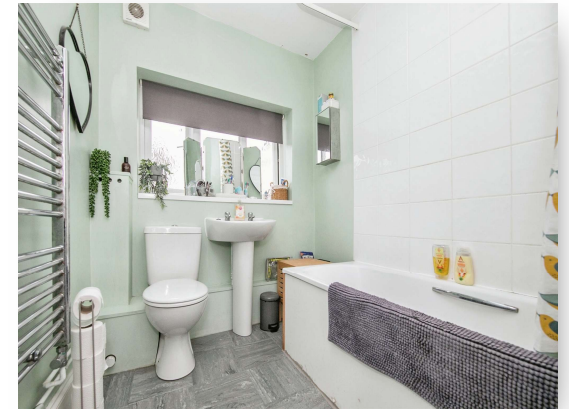
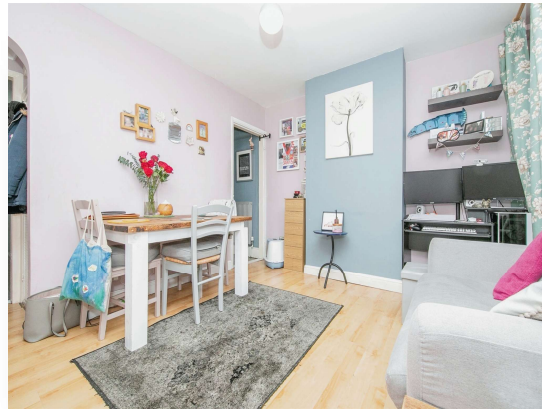


Britannia Road, Ipswich IP4 5HF

welcome to

Britannia Road, Ipswich

****MID TERRACE HOUSE **TWO RECEPTION ROOMS **THREE BEDROOMS **HALLWAY **UTILITY AREA **SEPARATE TOILET UPSTAIRS **EXTENDED TO THE REAR **GOOD SIZE REAR GARDEN **IDEAL FOR FIRST TIME BUYERS OR INVESTORS**



Entrance Door Into-

Hallway

Lounge

11' 4" x 8' 3" (3.45m x 2.51m)

Double glazed window to the front and laminate flooring.

Dining Room

11' 9" x 10' 8" Max (3.58m x 3.25m Max)

Double glazed window to the rear and stairs to first floor.

Kitchen

9' 4" x 7' 4" (2.84m x 2.24m)

One and a quarter sink unit with mixer tap over. Adjoining work surface with under cupboards and drawers and matching base units. Built in electric hob and electric oven. Space for fridge freezer and two double glazed windows to the side.

Utility

7' 9" x 6' 2" (2.36m x 1.88m)

Work surface with space for washing machine. Double glazed door to the rear.

Bathroom

Three-piece suite comprising of enclosed bath, pedestal wash hand basin and low-level W/C. Obscured double glazed window to the rear.

Landing

Access to loft housing boiler.

Bedroom One

13' 7" x 10' 9" Max (4.14m x 3.28m Max)

Two double glazed windows to the front and laminate flooring.

Bedroom Two

10' 2" x 10' 3" (3.10m x 3.12m)

Double glazed window to the rear, laminate flooring and built in storage.

Bedroom Three

7' 4" x 6' 5" (2.24m x 1.96m)

Double glazed window to the rear.

Separate W/C

Low level W/C.

Outside

Front Garden

Enclosed by small brick wall with gate access.

Rear Garden

Enclosed by panel fencing, mainly laid to lawn with patio area.



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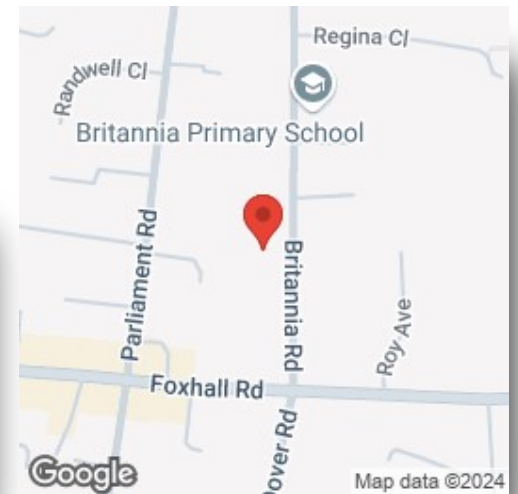
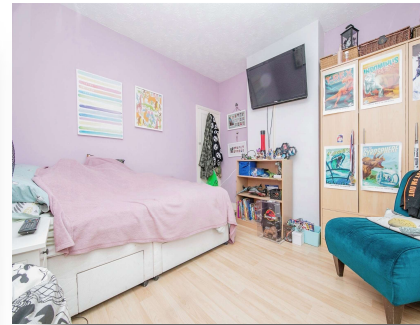
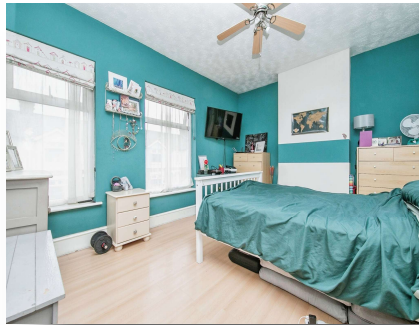
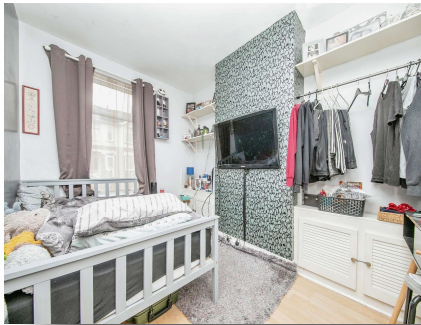
Britannia Road, Ipswich

- East Ipswich
- Next To Excellent Schools
- Hallway
- Two Reception Rooms
- Three Bedrooms

Tenure: Freehold EPC Rating: D

offers in excess of

£215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPW103441 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 721965



IpswichEast@williamhbrown.co.uk



33 Woodbridge Road East, IPSWICH, Suffolk,
IP4 5QN



williamhbrown.co.uk