



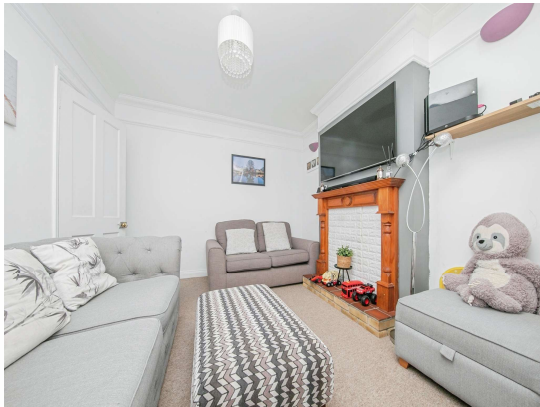
Britannia Road, Ipswich IP4 5HF

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welcome to

Britannia Road, Ipswich

****END TERRACE HOUSE **TWO RECEPTION ROOMS **CLOAKROOM **THREE DOUBLE BEDROOMS **FIRST FLOOR BATHROOM **OFF ROAD PARKING **EXCELLENT SCHOOL CATCHMENTS **EAST IPSWICH LOCATION**



Entrance Door Into-

Hallway

- **Stairs to first floor
- **Doors to both living room and dining room

Living Room

- 11' 4" x 10' 6" into bay (3.45m x 3.20m into bay)
- **Double glazed square bay window to the front
- **Featured fireplace

Dining Room

- 12' 6" x 10' 4" (3.81m x 3.15m)
- **Double glazed window to the rear
- **Featured fireplace

Kitchen

- 14' 2" x 8' 3" (4.32m x 2.51m)
- **Sink unit with mixer tap over
- **Adjoining work surface with under cupboards and drawers
- **Matching base units
- **Built in oven & hob
- **Space for washing machine and fridge
- **Double glazed window to the side
- **Fully tiled walls & flooring

Cloakroom

- **Wash hand basin
- **Low level W/C

First Floor Landing

- **Built in cupboard
- **Built in shelving

Bedroom One

- 12' 3" Max x 13' 6" (3.73m Max x 4.11m)
- **Double glazed square bay window to the front
- **Double glazed window to the front
- **Built in wardrobe

Bedroom Two

- 11' 4" x 8' 6" (3.45m x 2.59m)
- **Double glazed window to the rear

Bedroom Three

- 8' 7" x 8' 2" (2.62m x 2.49m)
- **Double glazed window to the rear

Bathroom

- **Vanity wash hand basin
- **Low level W/C
- **Enclosed bath with shower over
- **Fully tiled
- **Obscured double glazed window to the side

Outside

Front Garden

- **Enclosed with small brick wall
- **Gate access to front door

Rear Garden

- **Enclosed by panel fencing
- **Gate access to parking at the rear
- **Mainly laid to lawn
- **Brick seating area
- **Shrub borders with pathway



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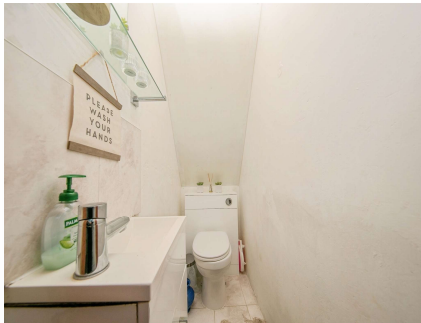
Britannia Road, Ipswich

- EAST IPSWICH
- END TERRACE HOUSE
- TWO RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- BRITANNIA & COPLESTON SCHOOL CATCHMENTS

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

guide price

£285,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPW103730 - 0003

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