



**Britannia Road, Ipswich IP4 5HE**

**welcome to**

**Britannia Road, Ipswich**

**\*\*COPELSTON SCHOOL CATCHMENT \*\*\*\*FIRST FLOOR BATHROOM \*\*CONSERVATORY \*\*THREE BEDROOMS \*\*PAVED DRIVEWAY \*\*ENCLOSED REAR GARDEN \*\*CLOSE TO ALL AMENITIES**



### **Entrance Door Into Hallway**

\*\*Stairs to first floor

### **Living Room**

10' 9" x 10' 2" Max ( 3.28m x 3.10m Max )

\*\*Double glazed window to the front

### **Dining Room**

10' 9" x 10' 4" ( 3.28m x 3.15m )

\*\*Double glazed window to the rear

\*\*Archway through to-

### **Kitchen**

16' x 8' 8" ( 4.88m x 2.64m )

\*\*Sink unit with tap over

\*\*Adjoining work surface with under cupboards and drawers

\*\*Wall mounted matching units

\*\*Space for range cooker and American style fridge/freezer

\*\*Extractor hood and light

\*\*Tiled splashbacks

\*\*Double glazed window to the rear and sliding doors into-

### **Conservatory**

11' 1" x 8' 7" ( 3.38m x 2.62m )

\*\*Double glazed surround

\*\*Tiled flooring

\*\*Space for washing machine and dryer

\*\*French doors to the rear

### **Landing**

\*\*Built in cupboard

### **Bedroom One**

13' 3" x 11' 1" ( 4.04m x 3.38m )

\*\*Two double glazed windows to the front

\*\*Built in storage

### **Bedroom Two**

11' 9" x 7' 9" ( 3.58m x 2.36m )

\*\*Double glazed window to the rear

\*\*Built in storage

### **Bedroom Three**

8' 8" x 8' ( 2.64m x 2.44m )

\*\*Double glazed window to the rear

### **Bathroom**

\*\*P-Shaped bath with shower over

\*\*Wash hand basin

\*\*Low level W/C

\*\*Fully tiled walls and flooring

\*\*Obscured double glazed window to the side

### **Outside**

#### **Front Garden**

\*\*Paved to allow off road parking

#### **Rear Garden**

\*\*Enclosed by panel fencing and mature hedging

\*\*Mainly laid to lawn

\*\*Paved seating area and pathway

\*\*Storage to remain



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**welcome to**

## **Britannia Road, Ipswich**

- EAST IPSWICH
- EXCELLENT SCHOOL CATCHMENTS
- CONSERVATORY
- THREE BEDROOMS
- FIRST FLOOR BATHROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £265,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPW103892 - 0004

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