



Britannia Road, Ipswich IP4 5HE

Not for marketing purposes INTERNAL USE ONLY

welcome to

Britannia Road, Ipswich

****UPDATING REQUIRED **TERRACE HOUSE **TWO RECEPTION ROOMS **FIRST FLOOR BATHROOM **THREE BEDROOMS **EXCELLENT LOCATION
LOADS OF POTENTIAL **NO ONWARD CHAIN



Entrance Door Into Hallway

*Stairs to first floor

Living Room

Irregular Shaped Room 11' 8" x 10' 2" (3.56m x 3.10m)
Double glazed Bay Window to Front

Dining Room

10' 8" x 11' 5" (3.25m x 3.48m)
*Double glazed window to rear

Kitchen

10' 8" Max x 8' 4" (3.25m Max x 2.54m)
*Sink unit with tap over and adjoining work surface
*Under cupboards and drawers and matching base units
*Double glazed window and door to side
*Space for cooker, washing machine, fridge
*Double glazed window to rear
*Understairs storage

Landing

*Built in cupboards
*Access to loft

Bedroom 1

13' 5" Inter bay x 11' 8" (4.09m Inter bay x 3.56m)
*Double glazed bay window to front
*Double glazed window to front

Bedroom 2

11' 6" x 8' 3" (3.51m x 2.51m)
*Double glazed window to rear

Bedroom 3

8' 5" x 8' 5" (2.57m x 2.57m)
*Double glazed window to rear

Bathroom

*Three piece suite
*Enclosed bath
*Low level WC
*Wash hand basin
*Obscured window to side

Outside Front Garden

*Enclosed by small pivot fencing
*Mainly laid to lawn
*Pathway to door

Rear Garden

*Enclosed by panel fencing
*Overgrown flowers and shrubs



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welcome to

Britannia Road, Ipswich

- EXCELLENT SCHOOL CATCHMENTS
- LOCAL AMENITIES
- TWO RECEPTION ROOMS
- FIRST FLOOR BATHROOM
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPW102390 - 0003

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