



Connells

Britannia Road
Ipswich



Property Description

Located to the east of Ipswich you will find this mid-terrace residence which is easy accessible for many local amenities and popular schools. The property comprises of three bedrooms, two reception rooms, ground floor bathroom, kitchen, front and rear gardens and has the added bonus of being offered offer with no onward chain.

The home as previously mentioned is situated on the east side of Ipswich and has many shops and schooling options both secondary and primary close by and Ipswich hospital is just a short distance away.

Nearby Ipswich is the County Town of Suffolk and has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations. It also has a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Hall

Accessed via double glazed entrance door, radiator, stairs rising to the first floor, textured ceiling and doors giving access too:

Lounge

12' 6" into window x 10' 4" max (3.81m into window x 3.15m max)
Upvc double glazed window to front, radiator, wood effect flooring, feature fire place and coved and textured ceiling.

Dining Room

10' 8" max x 10' 10" (3.25m max x 3.30m)
Upvc double glazed window to rear, radiator, textured ceiling and doors giving access too:

Kitchen

9' x 8' 2" (2.74m x 2.49m)
Upvc double glazed window to side, upvc

double glazed door giving access to the rear garden, built in oven, built in hob with filter hood over, space for fridge, space and plumbing for washing machine, tiled flooring, part tiled walls, stainless steel sink with mixer tap inset into roll edge work surfaces with cupboards and drawers under and matching above, smooth ceiling, cupboard housing wall mounted boiler and door giving access too:

Inner Hall

Walk in storage cupboard, tiled flooring and door giving access too:

Bathroom

Upvc double glazed window to side, corner bath with mixer tap and shower attachment, tiled flooring, pedestal wash hand basin, low level w/c, radiator and tiled walls.

First Floor Landing

Wood effect flooring, storage cupboard, loft access and doors giving access too:

Bedroom One

11' 6" to the front of the wardrobes x 12' 9" max (3.51m to the front of the wardrobes x 3.89m max)
Two upvc double glazed windows to front, wood effect flooring, radiator, coved and textured ceiling and a range of fitted wardrobes.

Bedroom Two

11' x 8' 3" max (3.35m x 2.51m max)
Upvc double glazed window to rear, radiator and textured ceiling.

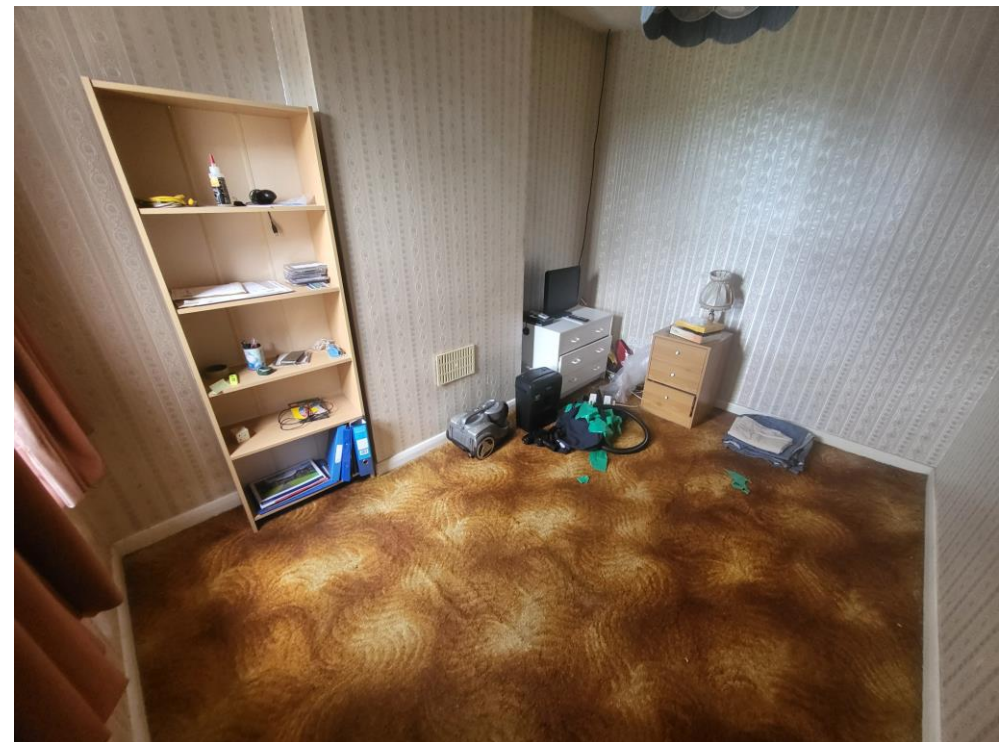
Bedroom Three

9' x 8' 4" (2.74m x 2.54m)

Upvc double glazed window to rear, radiator, wood effect flooring and smooth ceiling.

Outside

The rear garden is laid to lawn with mature trees and shrubs and has a paved patio area.





To view this property please contact Connells on

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EPC Rating: D

view this property online [connells.co.uk/Property/ICH311329](https://www.connells.co.uk/Property/ICH311329)

Tenure: Freehold



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