



Britannia Road, Ipswich, IP4 5LD

Guide Price £220,000 Freehold



**ipswich & suffolk** estate agents  
Part of the Your Ipswich Group

# Britannia Road, Ipswich, IP4 5LD

## SUMMARY

CHAIN FREE - A cherished and cared for three bedroom larger attached home of generous proportions with driveway parking, located in the favourite East of Ipswich, convenient to Copleston School, local shops, bus routes, and Newbury Road Recreational Ground. With scope for a degree of improvement, the accommodation comprises; entrance lobby, entrance hall, sitting and dining room, kitchen breakfast room, rear lobby and cloakroom on the ground floor, with landing, three comfortable bedrooms and a bathroom on the first floor. To the outside the property is set back from the road by a low maintenance frontage, whilst to the rear there is a good-sized easterly facing established garden mainly laid to lawn and patio. A concrete print driveway providing ample parking which is positioned to the rear and accessed from Ernleigh Road, offers direct pedestrian access to the rear garden. Early viewing is highly recommended to fully appreciate the size of accommodation and favourable location.

## DOUBLE GLAZED FRONT DOOR TO

### ENTRANCE LOBBY

Tiled floor, door to entrance hall.

### ENTRANCE HALL

Under stairs cupboard, stairs with spindle railed banister rising to first floor, doors to sitting and dining room, and kitchen.

### DINING AREA

11' 6" x 9' 8" approx. (3.51m x 2.95m) Double glazed French doors opening out to garden, feature fireplace recess, archway through to sitting area.

### SITTING AREA

10' max. x 12' 3" approx. (3.05m x 3.73m) Double glazed bay window to front, coal effect enclosed gas fire set in York Stone surround with marble surfaces, television point, BT Openreach point.

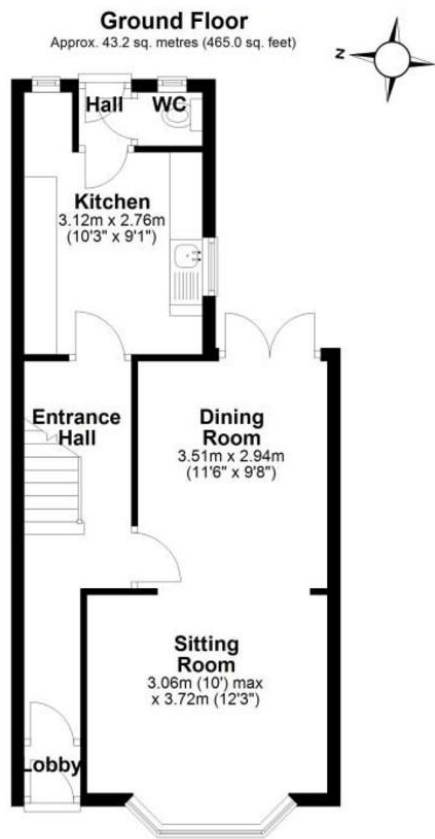
### KITCHEN BREAKFAST ROOM

10' 3" x 9' 1" approx. (3.12m x 2.77m) Double glazed window to side, a range of natural wood fronted base and eye level fitted cupboard and drawer units, marble effect work surfaces and matching breakfast bar, inset stainless steel sink with mixer tap, spaces for cooker and fridge, wood effect flooring, door to rear lobby.

### REAR LOBBY

Double glazed door to rear garden, door to cloakroom.





Total area: approx. 86.2 sq. metres (928.4 sq. feet)

#### CLOAKROOM

Low level WC, part tiled walls, tile effect floor.

#### STAIRS RISING TO FIRST FLOOR

#### LANDING

Loft access hatch, built-in cupboard over stairs, doors to;

#### BEDROOM ONE

10' x 15' 5" approx. (3.05m x 4.7m) Double glazed bay window to front, double glazed window to front, built-in mirror fronted wardrobes.

#### BEDROOM TWO

11' 5" x 7' 7" approx. (3.48m x 2.31m) Double glazed window to rear, built-in wardrobes.

#### BEDROOM THREE

7' x 9' 1" approx. (2.13m x 2.77m) Double glazed window to rear, wood effect flooring, built-in wardrobe and airing cupboard housing hot water tank.

#### BATHROOM

Obscure double glazed window to side, modern suite consisting of a panelled bath with electric shower and side screen, and pedestal hand wash basin. Fully tiled walls and floor.

#### OUTSIDE

To the outside the property is set back from the road by a low maintenance hard landscaped walled frontage, whilst to the rear there is a good-sized easterly facing established enclosed garden mainly laid to lawn and patio with wooden shed, and external tap and lighting. A concrete print driveway providing ample parking which is positioned to the rear and accessed from Ernleigh Road, offers direct pedestrian access to the rear garden.

#### IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,919.75 PA (2026-2027).

#### NEAREST SCHOOLS (.GOV ONLINE)

Britannia primary and Copleston secondary.

#### DIRECTIONS

Leaving Ipswich town centre, head easterly towards Arthurs Terrace, continue onto Albion Hill, at the roundabout, continue straight onto Woodbridge Rd, go through 1 roundabout, turn right onto Britannia Rd, the destination will be on the left.

#### BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

[www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro](http://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro)

## DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

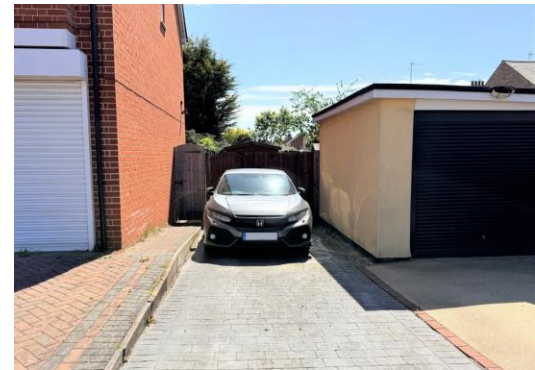
Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act

2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

### Energy performance certificate (EPC)

|                                      |                   |                     |                          |
|--------------------------------------|-------------------|---------------------|--------------------------|
| Britannia Road<br>IPSWICH<br>IP4 5LD | Energy rating     | Valid until:        | 28 April 2036            |
|                                      | <b>E</b>          | Certificate number: | 2140-1204-0060-9106-1921 |
| Property type                        | Mid-terrace house |                     |                          |
| Total floor area                     | 83 square metres  |                     |                          |



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

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