



GRACE
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Britannia Road, Ipswich,
£260,000

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GRACE ESTATE AGENTS are delighted to present this three bedroom mid-terraced Edwardian house situated in the highly sought-after area of East Ipswich, IP4, this well-presented three-bedroom mid-terraced house offers spacious and versatile accommodation, making it an ideal choice for families and first-time buyers alike.

The ground floor comprises a spacious living room and separate dining room, providing excellent space for both relaxing and entertaining. To the rear is a newly fitted kitchen, complemented by a useful conservatory offering additional living space and access to the rear garden.

To the first floor, the property benefits from three well-proportioned bedrooms, including a spacious master bedroom, together with a family bathroom.

The property is ideally positioned within a desirable school catchment area and is conveniently located close to a range of local shops, amenities and everyday facilities. Excellent transport links provide easy access to Ipswich town centre, surrounding areas and further amenities, making this a particularly well-connected and desirable location.

Entrance Hall

Radiator, access to the living room and stairs to the first floor.

Living Room

10'11" x 10'5" (3.33 x 3.20)

Double glazed window to front aspect, radiator, gas fireplace with tiled hearth and wood style flooring.

Dining Room

10'11" x 10'7" (3.34 x 3.23)

Double glazed window to rear aspect, wood style flooring, access to the storage cupboard and kitchen.





Kitchen

14'2" x 8'3" (4.32 x 2.54)

Double glazed window to side aspect, matching eye level and base units. Space for fridge freezer, single oven, washing machine and dishwasher. Tiled splash back, heated towel rail and access to the conservatory.

Conservatory

11'11" x 7'5" (3.64 x 2.27)

Electric heater, double glazed windows to rear aspect, access to the rear garden.

Master Bedroom

13'6" x 11'0" (4.12 x 3.36)

Double glazed windows to rear aspect and radiator.

Bedroom Two

10'11" x 8'3" (3.33 x 2.54)

Double glazed window to rear aspect and radiator.

Bedroom Three

8'4" x 8'0" (2.55 x 2.44)

Double glazed window to rear aspect and radiator.



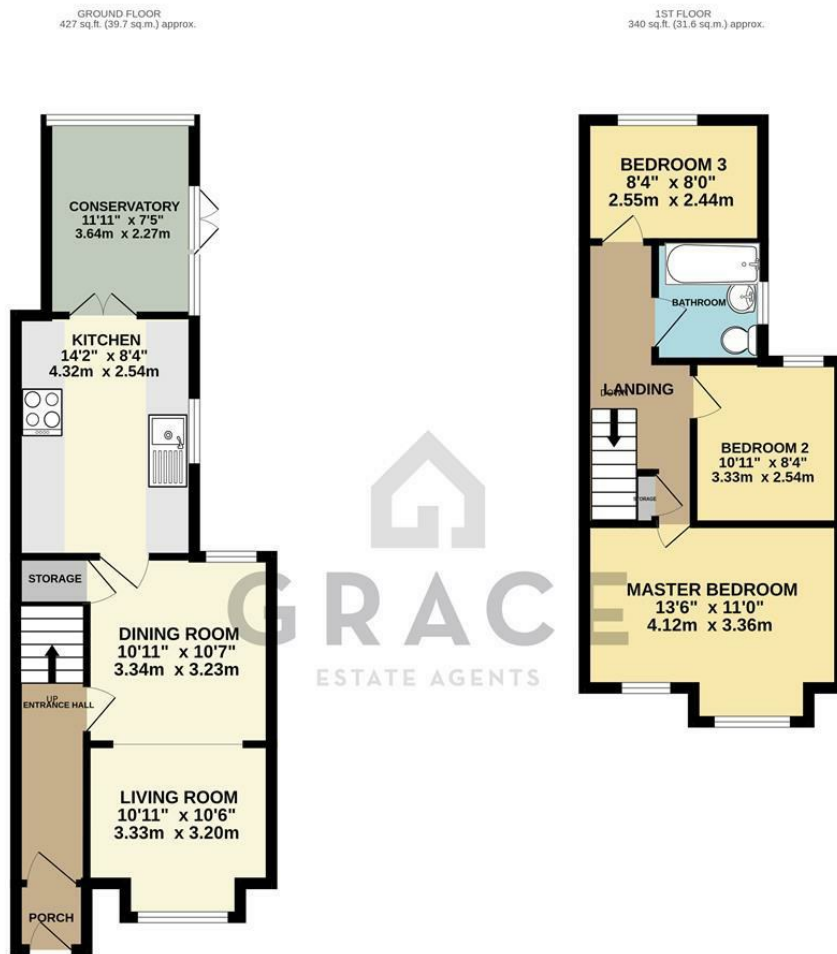
Bathroom

Double glazed window to side aspect, heated towel rail, hand wash basin, low level WC, panelled bath with shower on riser rail and tiled splash back.

Rear Garden

Path from the rear of the property leading all the way to the back boundary, lawned area, summer house with power, garden shed, access to the front of the property and fenced boundaries.





TOTAL FLOOR AREA: 767 sq.ft. (71.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

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