



Britannia Road, Ipswich, IP4 5LE

Guide Price £160,000 Freehold

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

# Britannia Road, Ipswich, IP4 5LE

CASH BUYERS ONLY - NO ONWARD CHAIN. We are delighted to be offering for sale this semi-detached family home located to the East of Ipswich in the Copleston school catchment. Arranged over two floors comprising 2 reception rooms, kitchen, G/F bathroom 3 bedrooms, gas centrally heated, double glazed windows throughout, front & rear gardens, walking distance to local schools, shops and bus service.

(Roof has spray in expandable insulation, internal and external cracking).

BOOK YOUR APPOINTMENT TODAY.

## ENTRANCE

Double glazed door into lounge.



## LOUNGE

12' x 11' (3.66m x 3.35m) Laminate flooring, double glazed window to front aspect, radiator, door into dining room.



## DINING ROOM

12' x 11' 2" (3.66m x 3.4m) Laminate flooring, radiator, double glazed window to rear aspect, door into kitchen.

## KITCHEN

11' 7" x 7' 8" (3.53m x 2.34m) Wall & base units with roll edge work tops, stainless steel sink unit with mixer tap, electric hob with extractor over, electric oven, plumbing for washing machine, new fitted gas boiler recently fitted, door into bathroom.

## STAIRS

From dining room stairs to first floor carpeted stairs and landing, radiator, loft hatch, double glazed window to side aspect, doors to bedrooms.

## BEDROOM 1

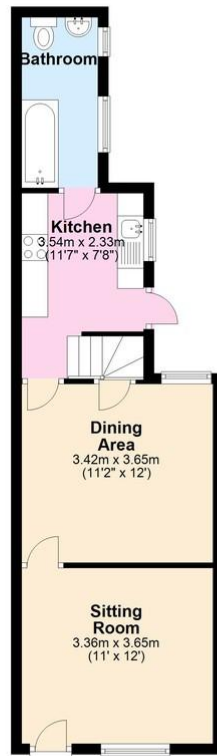
12' x 11' (3.66m x 3.35m) Carpeted flooring, dual double glazed windows to front aspect, radiator.

## BEDROOM 2

11' 3" x 8' 11" (3.43m x 2.72m) Laminate flooring, radiator, double glazed window to rear aspect.



**Ground Floor**  
Approx. 38.5 sq. metres (414.3 sq. feet)



**First Floor**  
Approx. 33.6 sq. metres (361.6 sq. feet)



Total area: approx. 72.1 sq. metres (775.9 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

### **BEDROOM 3**

8' 8" x 7' 8" (2.64m x 2.34m) Carpeted flooring, radiator, double glazed window to rear aspect.

### **OUTSIDE**

Enclosed front garden, side pedestrian to the right hand side of the property with gated access into rear garden.

### **SERVICES**

We understand all mains services are connected.

### **COUNCIL**

Ipswich Borough Council  
Council Tax Band (B) £1,919.75

### **NEAREST SCHOOLS**

Britannia Road primary school & Copleston High school.

### **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.

### AGENT'S STAMP DUTY NOTE

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)

### 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>

### AGENTS NOTES

CASH BUYERS ONLY - EXPANDABLE SPRAY FOAM IN ROOF, INTERNAL CRACKING TO REAR BEDROOM , ALSO SOME EXTERNAL CRACKING.

Energy performance certificate (EPC)			
Britannia Road IPSWICH IP4 5LE	Energy rating <b>D</b>	Valid until:	15 February 2030
		Certificate number:	8540-6822-6110-3895-7292
Property type	Semi-detached house		
Total floor area	72 square metres		



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

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