

KEYSTONE



Britannia Road, Ipswich, IP4 5HE

Offers In Excess Of £240,000

Terraced House

Lounge

Kitchen

Bathroom

Popular Location

Three Bedrooms

Dining Room

Cloakroom

Garden

Immaculate Throughout

Britannia Road, Ipswich IP4 5HE

Nestled on the charming Britannia Road, this immaculate terraced house presents an excellent opportunity for those seeking a comfortable and stylish home. With three well-proportioned bedrooms, this property is perfect for families or professionals.

Upon entering, you are greeted by a welcoming reception room that exudes warmth and character, making it an ideal space for relaxation or entertaining guests. The layout of the house is thoughtfully designed, ensuring that every corner is utilised effectively, providing both functionality and comfort.

The property boasts a modern kitchen, which is both stylish and practical, catering to the needs of everyday life. The immaculate presentation throughout the home reflects a high standard of care and attention, making it move-in ready for its new occupants.

Situated in a popular location, this home benefits from easy access to local amenities, schools, and transport links, making it a convenient choice for those who value both community and accessibility. The surrounding area offers a blend of urban convenience and suburban tranquillity, ensuring that residents can enjoy the best of both worlds.



Front entrance

Leading to hallway, laminate flooring, radiator, stairs to first floor and a door to lounge.

Lounge

10'9 x 10'2

Laminate flooring, radiator and window to front.

Dining Room

11'0 x 10'4

Window to rear, radiator, laminate flooring and a built-in understairs cupboard.

Kitchen

16'0 x 8'7

Fitted with a range of base units and drawers with matching wall mounted cabinets, a 1.5 bowl sink and drainer unit, tiled splash backs, space for washing machine, tumble dryer and fridge/freezer. There is also a built-in hob with oven and extractor over., window to side and rear, door to side and wall mounted boiler.

Cloakroom

Fitted with WC, hand basin, window to side and laminate flooring.

First Floor

Landing with loft access.

Bedroom 1

13'3 x 11'0

Two windows to front and a radiator.

Bedroom 2

11'2 x 8'0

Window to front and a radiator.

Bedroom 3

10'0 x 8'8

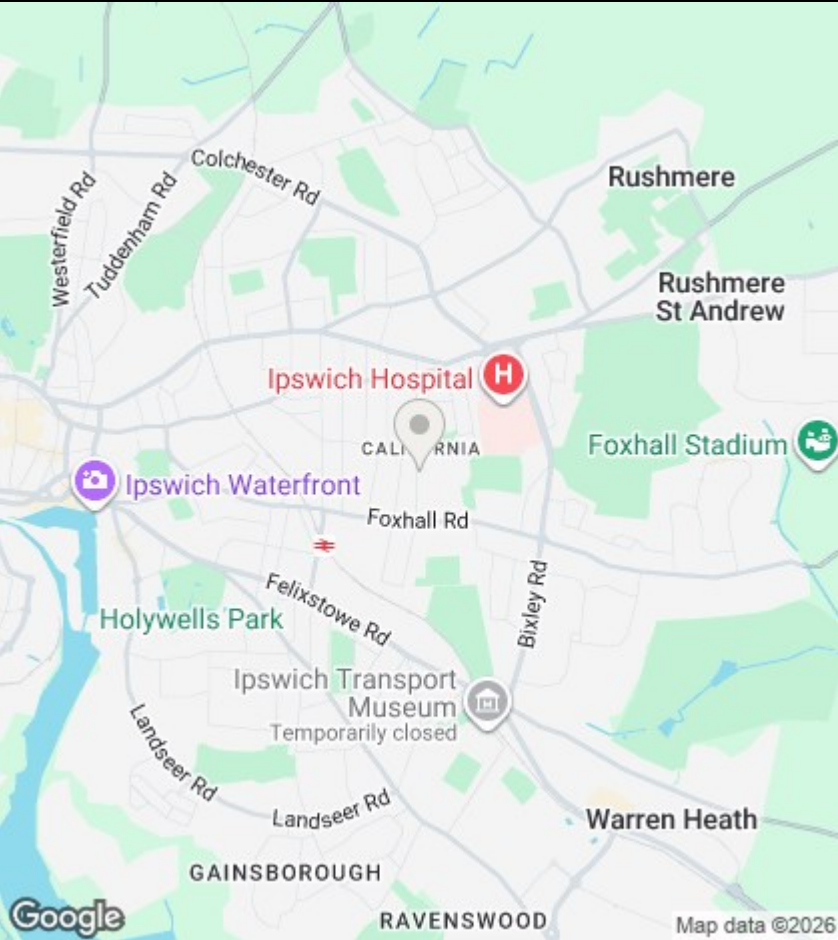
Window to rear, radiator and a built-in airing cupboard.

Bathroom

Fitted with a suite comprising of a panelled bath with electric shower over, WC, vanity inset sink, tiled walls, tiled flooring and window to side.

Outside

At the front of the property there is a block paved front garden. The rear garden is predominantly laid to lawn with patio area and timber shed with rear access.



Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:
E

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | | |
| (39-54) E | 47 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

