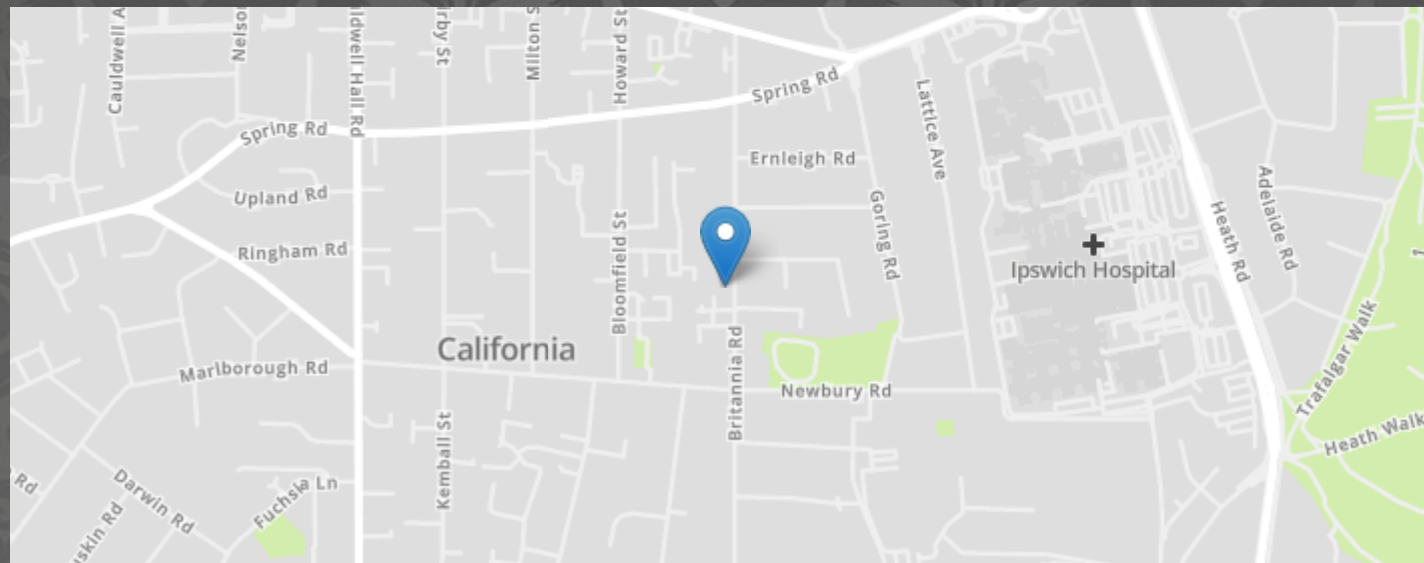


Britannia Road, Ipswich



- THREE BEDROOMS
- CLOSE TO AMENITIES
- GAS CENTRAL HEATING
- WELL KEPT
- CLOSE TO SCHOOLS
- GARDEN
- NO CHAIN
- DOUBLE GLAZING
- IDEAL LOCATION
- REWIRED

MARKS & MANN

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contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Britannia Road, Ipswich

We are pleased to be marketing this three bedroom property for sale. The property is located in an ideal location close to schools and amenities.

Internally the property benefits from, on the ground floor: Entrance hall, living room/diner and kitchen. To the first floor: Landing, bedroom one, bedroom two, bedroom three and the family bathroom. Externally the property benefits from paved space to the front which can be used to park a vehicle and garden to the rear aspect.

The property has been rewired, recently rendered and replastered with the chimney caps capped.

The property is being sold with no forward chain.

Call now to register your interest and arrange a private first hand viewing.

£254,800

Britannia Road, Ipswich

Entrance hall

Radiator, front door.

Living room/diner

3.27m x 7.04m (10' 9" x 23' 1")
Double glazed window to front and rear aspect, fireplace (disconnected), radiator x2.

Kitchen

2.57m x 3.98m (8' 5" x 13' 1")
Double glazed window to rear aspect, space for double oven, hob, sink/draining board, double glazed window to side aspect, storage cupboard, boiler.

Landing

Storage cupboard.

Bedroom one

3.37m x 4.21m (11' 1" x 13' 10")
Double glazed window to the front aspect x2, radiator.

Bedroom two

2.58m x 3.39m (8' 6" x 11' 1")
Double glazed window to rear aspect, radiator.

Bedroom three

2.70m x 2.06m (8' 10" x 6' 9")
Double glazed window to rear aspect, radiator.

Bathroom

Double glazed window to side aspect, heated towel rail, electric shower, low level WC.

Garden

West facing, lawn, side access, patio.

Location

Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.

Directions

Using a SatNav, please use IP4 5LA as the point of destination.

Important information

Tenure - Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band A
EPC rating: D

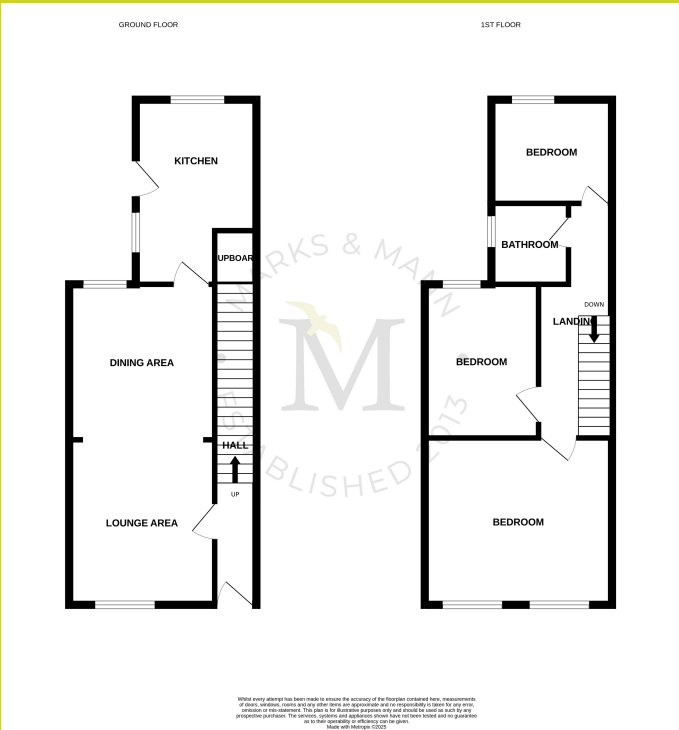
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.
New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Money Laundering Regulations
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Council Tax Band
At the time of writing the council tax band for this property is band D.

Britannia Road, Ipswich



The above floor plans are not to scale and are shown for indication purposes only.

