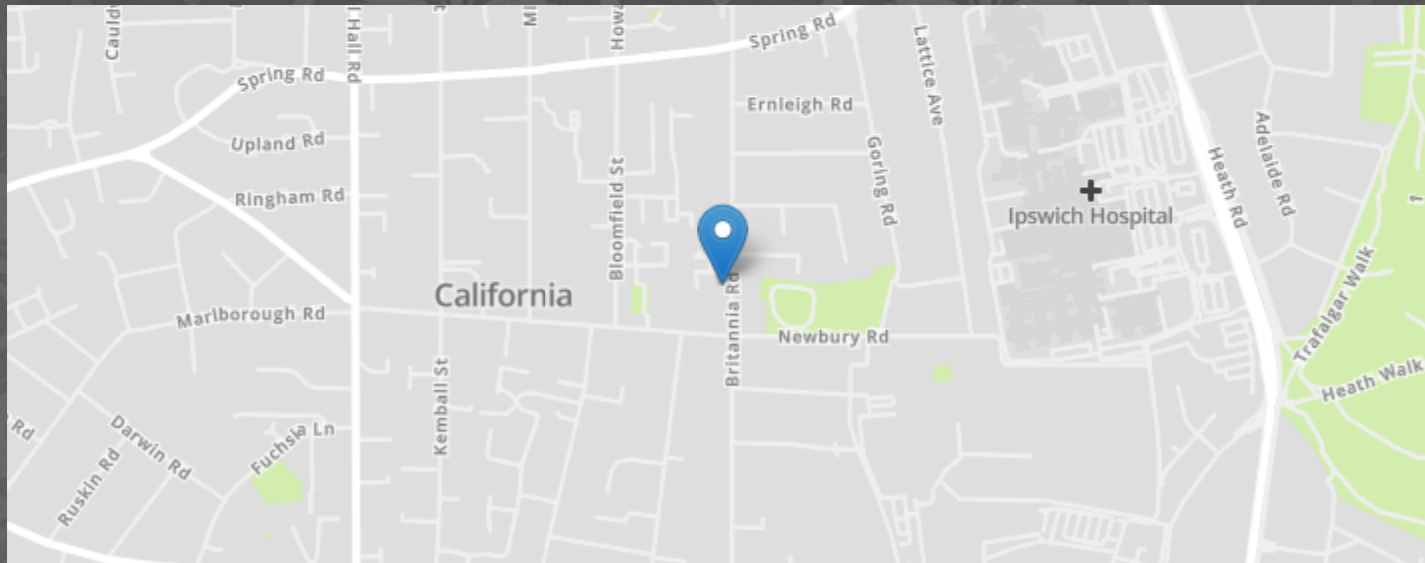


Britannia Road, Ipswich



- ONE BEDROOM APARTMENT
- CASH BUYERS ONLY
- NEW BOILER
- CLOSE TO AMENITIES
- CHAIN FREE
- RECENTLY FITTED SHOWER ROOM
- IDEAL LOCATION
- ALLOCATED CAR PARKING

MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Britannia Road, Ipswich

Cash buyers only**

We are pleased to be marketing this one bedroom flat positioned in an ideal location in East Ipswich close to schools and amenities.

Internally the property benefits from, living room, kitchen, bedroom and shower room. Externally the property benefits from an allocated parking space and has an allocated area in a shared garden.

There is a short 56 year lease remaining on the property and so it will only be suited to cash buyers.

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

£105,000

Britannia Road, Ipswich

Living room

3.128m x 4.788m (10' 3" x 15' 9")
Window to front aspect, radiator.

Kitchen

1.467m x 2.674m (4' 10" x 8' 9")
Window to rear aspect, boiler, sink/draining board.

Bedroom

2.539m x 2.666m (8' 4" x 8' 9")
Window to rear aspect, radiator, built in mirrored wardrobe.

Bathroom

Shower cubicle, basin, low level WC.

Garden

Enclosed garden space, shed, lawn.

Agents note

56 year lease remaining

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

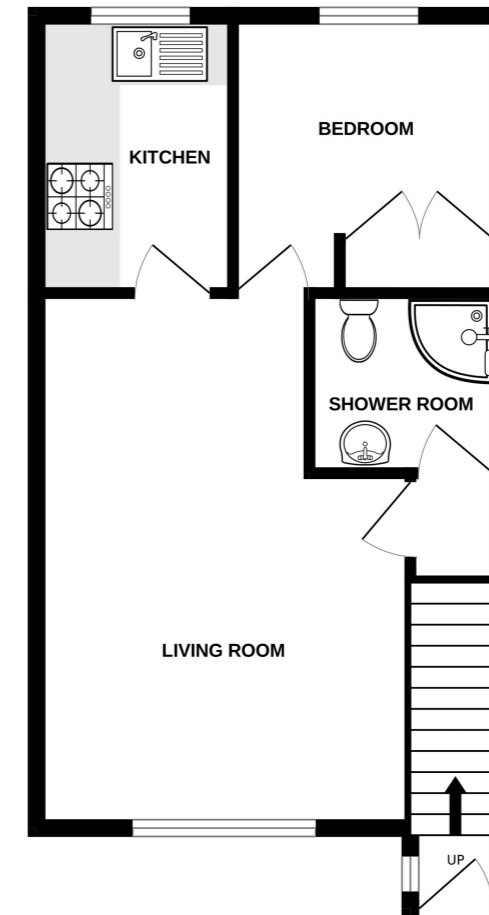
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Council Tax Band

At the time of writing the council tax band for this property is band E.

Britannia Road, Ipswich

GROUND FLOOR



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.
Made with Metropix 6/2024

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

