



Britannia Road

£295,000

Marks & Mann Estate Agents Ltd are delighted to offer for sale this THREE BEDROOM MID TERRACE FAMILY HOME in popular EAST IPSWICH. The property comprises of an entrance porch, hall, sitting/dining room, kitchen and conservatory with three bedrooms and the family bathroom upstairs. The property has the added benefit of off road parking and an outside office/studio with covered bar area in the garden. We strongly recommend an early viewing to avoid disappointment.

- East Ipswich
- Three bedroom family home
- Open-plan sitting/dining room
- Kitchen and conservatory
- Covered outside bar in rear garden
- Off road parking
- Close to local shops, schools and amenities
- Outside office/studio

Entrance Porch

With door to;

Entrance Hall

With stairs to the first floor and a door to;

Sitting Room

3.80m x 3.19m (12' 6" x 10' 6")

With box bay window to front, fitted low level storage and an opening to;

Dining Room

3.33m x 3.23m (10' 11" x 10' 7")

Window to rear, understairs storage cupboard and opening to;

Kitchen

4.31m x 2.61m (14' 2" x 8' 7") Two windows to side, Herringbone flooring and matching base and eye level units with worktops over, sink and integrated appliances, including a dishwasher, oven and hob with extractor over, with space and plumbing for a washing machine. Double doors lead to;

Conservatory

With tiled flooring, windows and double doors overlooking and leading into the garden.

Landing

Doors to:

Bedroom One

4.12m x 3.82m (13' 6" x 12' 6")

Two windows to front with one being a box bay.

Bedroom Two

3.33m x 2.55m (10' 11" x 8' 4")

Window to rear.

Bedroom Three

2.61m x 2.24m (8' 7" x 7' 4")

Window to rear.

Family Bathroom

Window to rear, fully tiled walls, bath with shower over, wash hand basin with vanity unit and WC.

Outside

The front of the property has a resin bound driveway providing off road parking and a path to the front door.

The rear garden has a patio area to the immediate rear of the property with the remainder being mainly laid to lawn with plant and shrub borders. To the rear of the garden there is a decked area with an office/studio and covered bar area, ideal for

