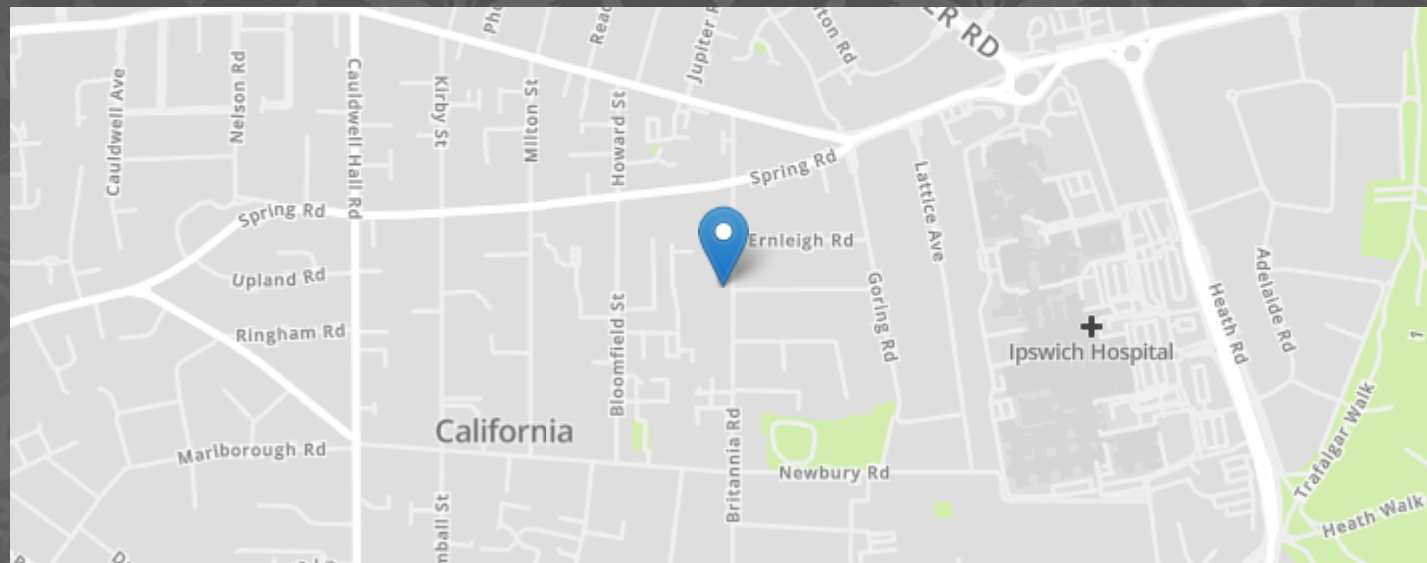


Britannia Road, Ipswich



- OFF ROAD PARKING
- DOUBLE GLAZED
- CLOSE TO AMENITIES
- WELL KEPT
- GARDEN
- CLOSE TO SCHOOLS
- IDEAL LOCATION
- NEWLEY FITTED BATHROOM

MARKS & MANN

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Website www.marksandmann.co.uk

MARKS & MANN



Britannia Road, Ipswich

We are delighted to be marketing this well kept and presented three bedroom home. The property is situated in an ideal location close to schools and amenities.

Internally the property benefits from, on the ground floor: Entrance hall, living room/dining area, kitchen, conservatory and cloakroom. To the first floor: Landing, bedroom one which features built wardrobes, bedroom two, bedroom three and the bathroom which has been fitted within the last year. Externally the property benefits from off road parking and garden to the rear.

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

£250,000

Britannia Road, Ipswich

Entrance hall

Front door, storage.

Living room/dining area

22'6 (6.86m) x 11' (3.35m) max 8'8 (2.64m) min
Two radiators. Double glazed windows to front and rear aspect. Built in cloaks cupboard.

Kitchen

13'1 (3.99m) x 8'11 (2.72m)
Sink/draining board, integrated dishwasher, integrated fridge freezer, integrated washing machine, Double glazed window to side. Double glazed French doors to conservatory. hob, extractor, oven.

Conservatory

CONSERVATORY
9'8 (2.95m) x 9'3 (2.82m)
Window surround. French doors opening onto rear garden.

Cloakroom

Low level WC, basin, ceiling spot lights.

Landing

Storage

Bedroom one

11'3 (3.43m) 11' (3.35m)
Radiator. Two double glazed windows to front. Built in wardrobes with sliding mirrored doors.

Bedroom two

11' (3.35m) x 8'5 (2.57m)
Radiator. Double glazed window to rear.

Bedroom three

9' (2.74m) x 6'8 (2.03m)
Radiator. Double glazed window to rear.

Bathroom

Shower, WC, basin, double glazed window to side aspect, heated towel rail.

Garden

Decking area to top and bottom of garden, garden shed, lawn.

Directions

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

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.

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: TBC

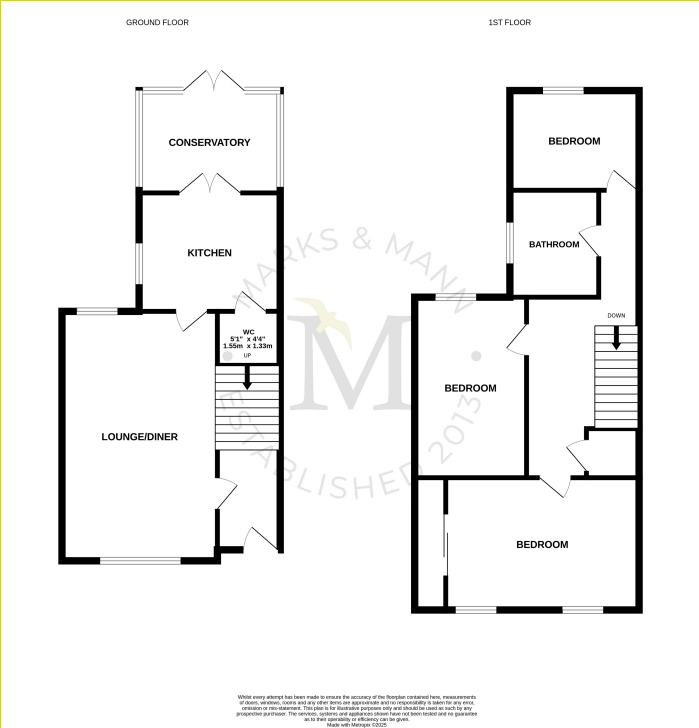
Disclaimer

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 A.

Britannia Road, Ipswich



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

