

Britannia Road, Ipswich, Suffolk, IP4 5HE

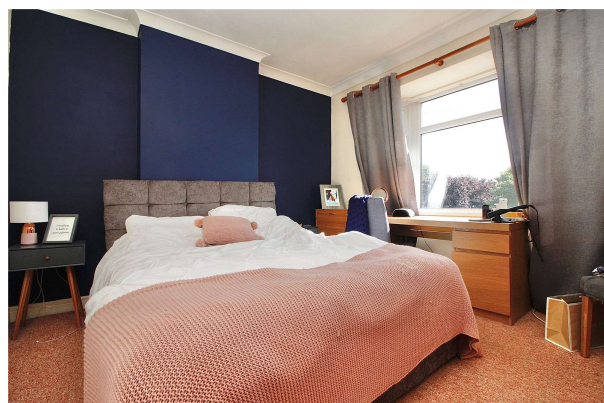
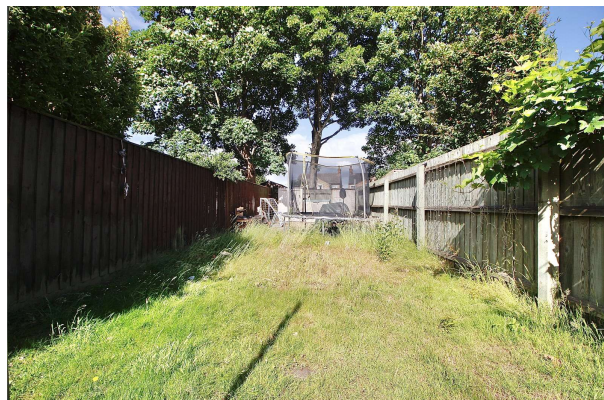
Offers in excess of: £240,000



- No Onward Chain
- Copleston School Catchment (STA)
- End of Terrace House
- Three Double Bedrooms
- Open Plan Kitchen/Diner
- Ground Floor Bathroom & WC
- Good Size Rear Garden
- Off-Road Parking for One Car

This nicely presented three bedroom end of terrace house, situated towards the desirable east side of Ipswich within the Copleston School catchment (subject to availability) and close to Ipswich Hospital, comes with a good size rear garden, block-paved driveway providing off-road parking for one car, and is being sold with no onward chain. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises front porch, entrance hall, lounge which opens through to the dining room, kitchen, ground floor bathroom and separate WC, and three first floor double bedrooms.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The town has also undergone an extensive rebuilding and a gentrification programme principally around the vibrant waterfront which now boasts some lovely bars and restaurants.



Dimensions:-

- Lounge** 10'4" x 10'2" (3.15m x 3.1m)
- Dining Room** 11'6" x 10'4" (3.5m x 3.15m)
- Kitchen** 13'7" x 8'5" (4.14m x 2.57m)
- Bedroom One** 13'4" x 10'4" (4.06m x 3.15m)
- Bedroom Two** 14'1" x 8'6" (4.3m x 2.6m)
- Bedroom Three** 11'6" x 8'2" (3.5m x 2.5m)

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(56-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	