



Britannia Road, Ipswich IP4 5HF

welcome to

Britannia Road, Ipswich

Immaculately presented three-bedroom terraced home in a popular Ipswich location. Featuring a stylish open-plan lounge/diner, conservatory, driveway and a fantastic, southwest-facing garden, complete with a cabin and bar, this is an ideal for those who love to entertain.



Situated in a popular area of Ipswich, this immaculately presented three-bedroom terraced home offers stylish, spacious accommodation throughout and is perfect for families or those who love to entertain.

The property welcomes you with a porch leading into a beautifully presented interior and the impressive open-plan lounge and dining area, creates a bright and sociable living space. The well-appointed kitchen is complemented by a conservatory overlooking the rear garden, providing additional living or entertaining space.

Upstairs, the first floor offers three well-proportioned bedrooms, with fitted wardrobes providing excellent storage, alongside a modern family bathroom.

Outside, the southwest-facing rear garden is ideal for relaxing and entertaining, featuring a superb garden cabin with its own bar. To the front, the property benefits from driveway parking.

Located in a sought-after area in Ipswich, the home is well placed for local schools, amenities and transport links, making it an excellent choice for a wide range of buyers. Early viewing is highly recommended.

Entrance Porch

Entrance Hall

Lounge

Dining Room

Kitchen

Conservatory

Landing

Master Bedroom

Bedroom Two

Bedroom Three

Bathroom

External Details

To The Front

To The Rear

Cabin



check out more properties at williamhbrown.co.uk



welcome to

Britannia Road, Ipswich

- LANDSCAPED REAR GARDEN
- THREE BEDROOMS
- LARGE CABIN & BAR
- POPULAR EAST IPSWICH LOCATION
- IMMACULATELY PRESENTED

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

£280,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
IPW104130 - 0002

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01473 721965



IpswichEast@williamhbrown.co.uk



33 Woodbridge Road East, IPSWICH, Suffolk,
IP4 5QN



williamhbrown.co.uk