

183 Britannia Road, Ipswich, IP4 5HE



**Freehold**

Guide Price

**£300,000**

Subject to contract

**100ft east facing  
garden**

**2 bedrooms  
2 reception rooms  
and 1 bathroom**





Offered with no onward chain is this detached property situated in the popular Britannia Primary and Copleston High School area.

## Some details

### General information

Situated within the popular Britannia Primary School and Copleston High School area is this two bedroom detached property which is offered with no onward chain. Although some updating is required, the property does have double glazed windows and gas central heating (not tested). There is a 100ft east facing garden and off road parking.

The accommodation is accessed via an entrance porch, which in turn leads into a hallway which has stairs to the first floor and an under stair cupboard. The sitting room is located to the front and has a feature fireplace. The dining room is located to the rear overlooking the garden and has a fitted gas fire. The kitchen, which is in need of modernisation and updating, is fitted with a range of base units, wall cupboards, worktops and drawers and has a dual aspect outlook.

The first floor landing provides access to both double bedrooms and the family bathroom. Bedroom one is located to the front and has two built-in eaves storage cupboards and bedroom two is located to the rear and also benefits from a storage cupboard. The bathroom comprises of a bath, basin and WC and there is also an airing cupboard.

### Entrance porch

#### Hallway

13' 6" x 6' 1" (4.11m x 1.85m)

#### Sitting room

14' 5" x 11' 6" (4.39m x 3.51m)

#### Dining room

11' 1" x 10' 5" (3.38m x 3.18m)

#### Kitchen

10' 2" x 7' 8" (3.1m x 2.34m)

### First floor landing

#### Bedroom one

14' 5" x 11' 6" (4.39m x 3.51m)

#### Bedroom two

11' 1" x 8' 11" (3.38m x 2.72m)

#### Bathroom

7' 8" x 6' 4" (2.34m x 1.93m)

### Outside

The property is situated on a corner plot. To the front of the property there is a garden which is predominately laid to lawn.

There is a garden to the side and to the rear there is a garden which measures approximately 100ft in length, predominately laid to lawn with a range of trees, flower beds and shrubs. Also to the side, accessed via Copleston Road, there is a driveway that leads to a single garage.

### Location

The property is situated to the east side of the town within the desirable Britannia Primary and Copleston High School area. There are a range of local shops and amenities which are all within easy reach, as is Ipswich Hospital.

### Important information

We understand that mains gas, electricity, water and drainage are connected to the property.

Tenure – Freehold.

Council tax band C.

EPC rating E

### Agents note

The property is located on a corner plot and as such, does give way to the future possibility of further residential development. It is our clients intention to place a restrictive covenant into the sales contract that will stipulate that the garden land can only be used in the future as garden land. Anyone wishing to further develop the garden beyond this will need to separately negotiate in the future with the vendor to have this covenant lifted.

### Directions

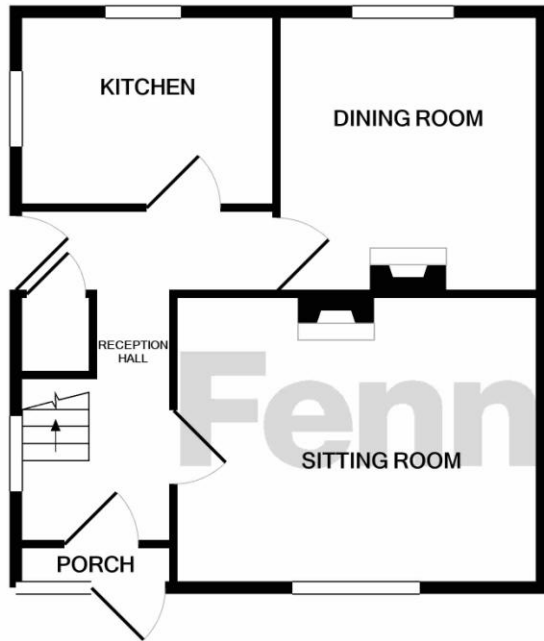
Leaving Ipswich town centre in an easterly direction along Crown Street, follow the round road to the left onto Argyle Street. At the traffic lights turn left onto St Helens Street and at the next set of traffic lights bear right onto Grove Lane and follow this up the hill which will then become Foxhall Road. Follow Foxhall Road out of town until reaching the Tesco Express on the left hand side, and from here, take the left turn onto Britannia Road where the property can be found on the right hand side, just prior to the turning for Copleston Road.

### Further information

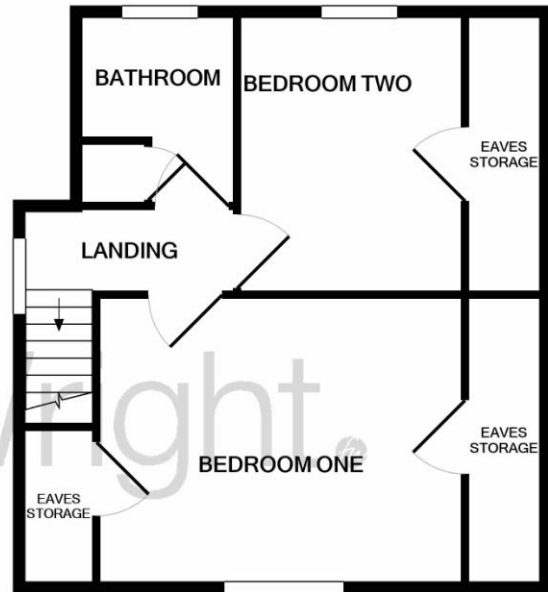
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing



GROUND FLOOR



1ST FLOOR

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