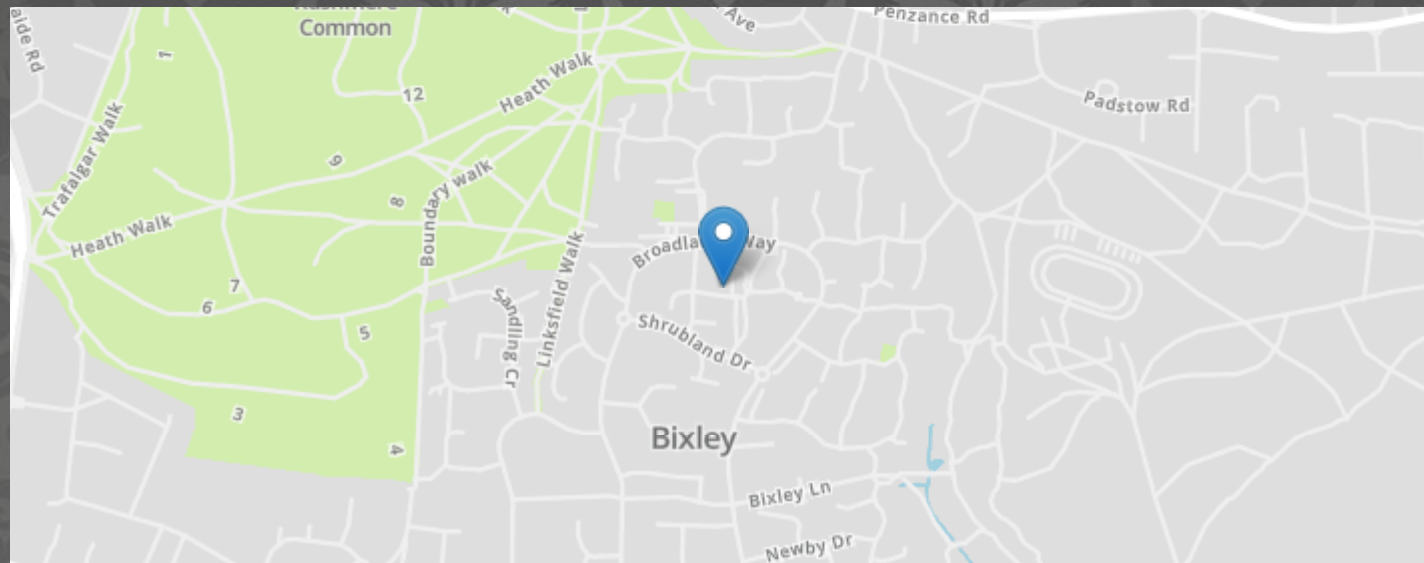


Audley Grove, Rushmere St Andrew, Ipswich



- TOWN HOUSE
- OFF ROAD PARKING
- EN-SUITE
- GAS CENTRAL HEATING
- WELL PRESENTED

- IDEAL LOCATION
- THREE FLOORS
- WELL KEPT
- OPEN PLAN
- DOUBLE GLAZED

MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Audley Grove, Rushmere St Andrew, Ipswich

Introduced to the market for sale is this exceptionally well kept and well presented town house set over three floors. Nestled within the East of Ipswich the property is positioned ideally on a quiet road but conveniently close to amenities and schools.

Internally the property benefits from, on the ground floor: Entrance hall, bedroom four/study, cloakroom and utility. To the first floor: Living room/dining room and kitchen with an open plan design. To the top floor: Landing, bedroom one which features an En-suite, bedroom two, bedroom three and the family bathroom. Externally the property benefits from off road parking plus a garage and well presented garden spaces to front and rear.

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

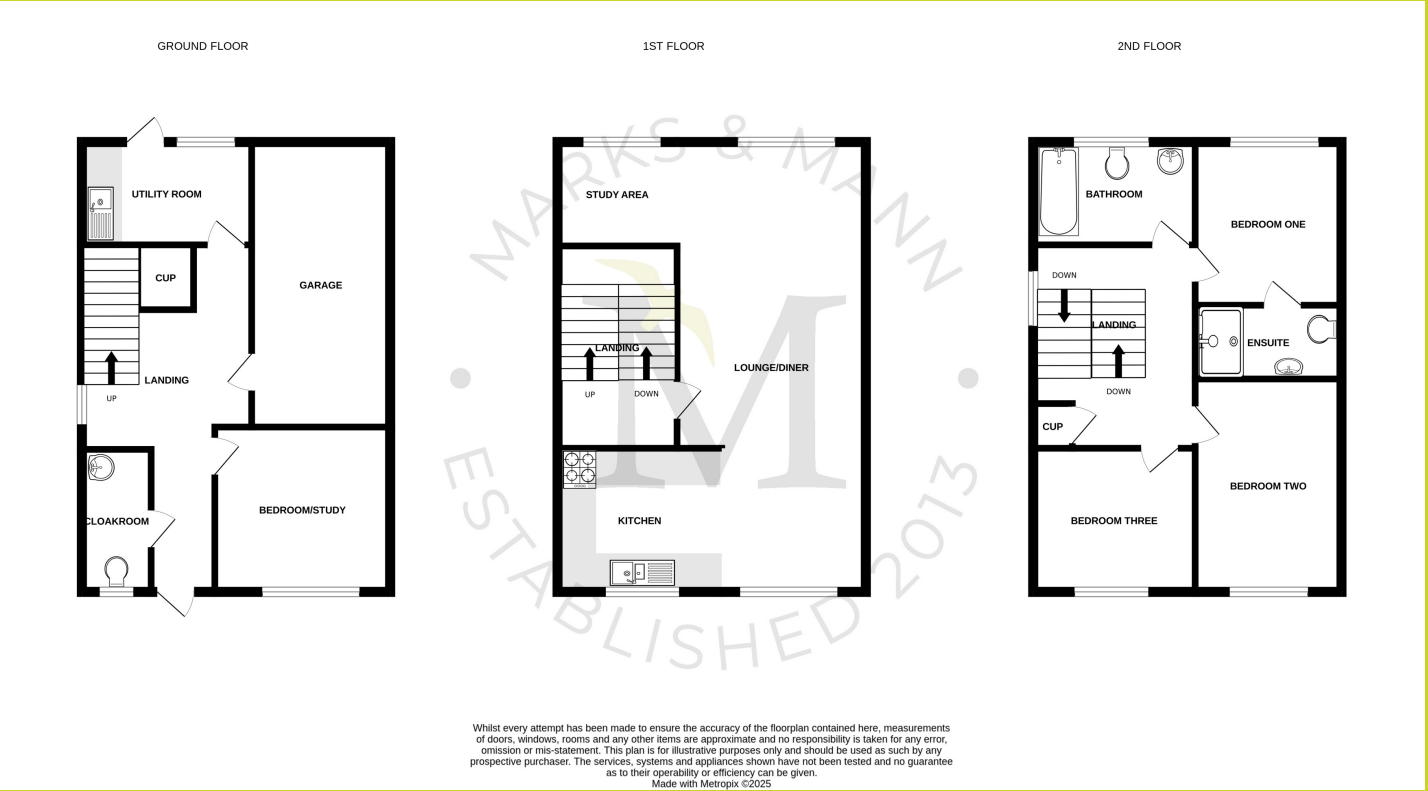
£375,000

Audley Grove, Rushmere St Andrew, Ipswich

Entrance hall
Front door, radiator, under stair storage.
Bedroom four/study
2.82m x 2.97m (9' 3" x 9' 9") Double glazed window to front aspect, radiator.
Cloakroom
Low level WC, hand wash basin, double glazed window to front aspect.
Landing
Living room/dining room
Double glazed floor to ceiling window/S x2 to front and rear aspect, radiator x3.
Kitchen
2.59m x 2.20m (8' 6" x 7' 3") Integrated oven, hob, extractor, double glazed window to front aspect, integrated fridge, integrated freezer, integrated dishwasher, sink/draining board and marble worktops.
Landing
Bedroom one
3.41m x 3.48m (11' 2" x 11' 5") Double glazed window to rear aspect, radiator.
En-suite
Heated towel rail, hand wash basin, shower cubicle, low level WC, ceiling spot lights.
Bedroom two
2.41m x 3.73m (7' 11" x 12' 3") Double glazed window to front aspect, radiator.
Bedroom three
2.51m x 2.23m (8' 3" x 7' 4") Double glazed window to front aspect, radiator.
Bathroom
Low level WC, hand wash basin, bath with shower over, radiator, double glazed window to rear aspect.

Outside
Stoned garden space to the front aspect and garden to the rear aspect with artificial lawn, patio and driveway.
Garage
Power and lighting.
Directions
Using a SatNav, please use IP4 5UD 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 infirmation
Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band D 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 D.

Audley Grove, Rushmere St Andrew, Ipswich



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

