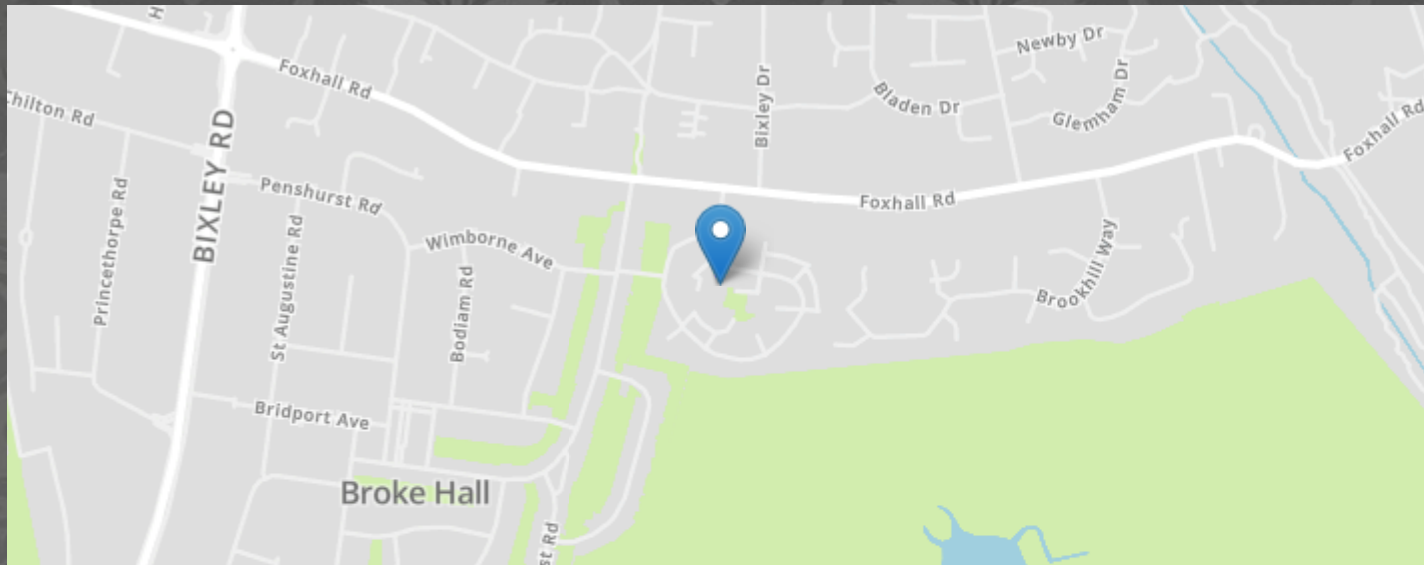


Foxhall Road, Rushmere St Andrew, Ipswich



MARKS & MANN



- PARK HOME
- EN-SUITE
- CLOSE TO AMENITIES
- OVER 65S

- TWO DOUBLE BEDROOMS
- GARDEN
- CHAIN FREE
- UTILITY

Foxhall Road, Rushmere St Andrew, Ipswich

We are pleased to be marketing this exceptionally well kept and presented two double bedroom park home. Positioned in an ideal location on Heathlands park the accommodation is positioned close to amenities and bus routes.

Internally the property benefits from, the entrance hall, living room, dining area, kitchen, utility, bedroom one which features an En-suite and built in wardrobe, bedroom two which features a built in wardrobe and the family bathroom. Externally the property benefits from lawn space to either side and the front of the home, a garden to the rear which features lawn and garden shed. The property also benefits from having parking spaces to the front though not allocated there is plenty of parking space for residents.

The residence is available for over 65's

Pets are not permitted at the property.

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

£120,000

MARKS & MANN

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Entrance hall

Door to side aspect, storage cupboard, storage cupboard/tank housing, radiator.

Porch

Front door, double glazed windows to side rear and front aspect.

Living room

3.230m x 5.189m (10' 7" x 17' 0")
Double glazed window to front aspect, double glazed window to side aspect, gas fire place, radiator x2

Dining room

2.756m x 2.537m (9' 1" x 8' 4")
Double glazed window to front aspect, radiator.

Kitchen

2.733m x 3.477m (9' 0" x 11' 5")
Door to side aspect, double glazed window to side aspect, integrated cooker, hob, extractor fan/hood, sink/draining board.

Utility

2.095m x 1.375m (6' 10" x 4' 6")
Double glazed window to side aspect, space for appliances.

Bedroom one

3.590m x 3.050m (11' 9" x 10' 0")
Double glazed window to side aspect, built in wardrobe, radiator.

En-suite

Double glazed window to side aspect, shower cubicle, basin, low level WC.

Bedroom two

2.280m x 3.677m (7' 6" x 12' 1")
Double glazed window to side aspect, built in wardrobe, radiator.

Bathroom

Double glazed window to side aspect, bath, basin, low level WC, radiator.

Garden

Lawn, paved space, storage shed.

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: D

Directions

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

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.

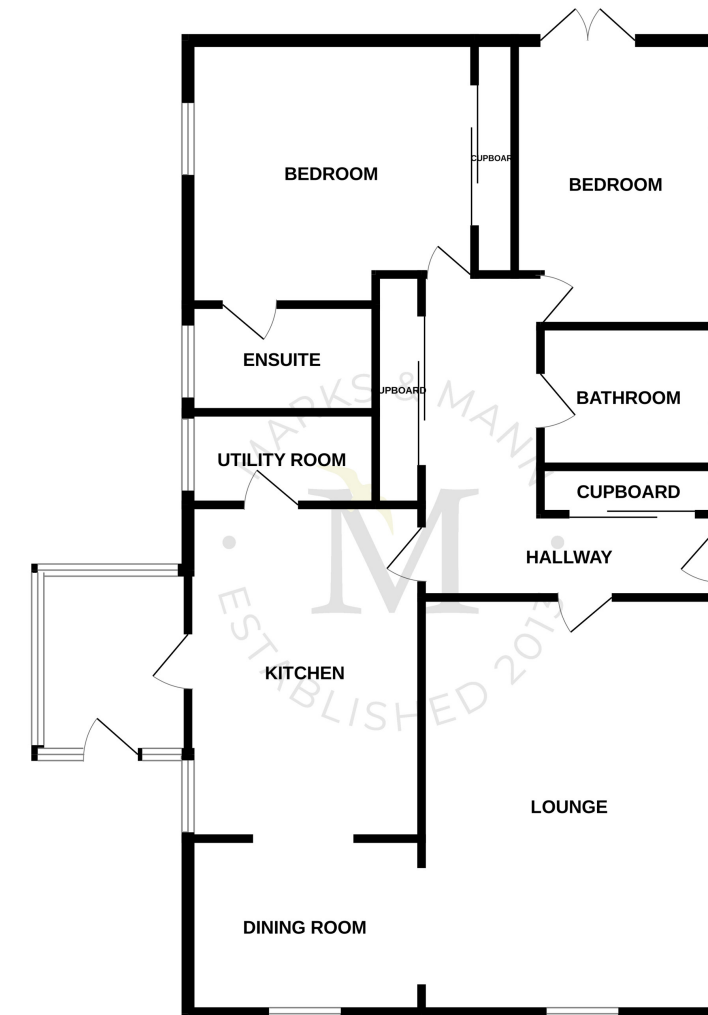
Money Laundering Regulations

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.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62025



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

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 58 | 72 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |