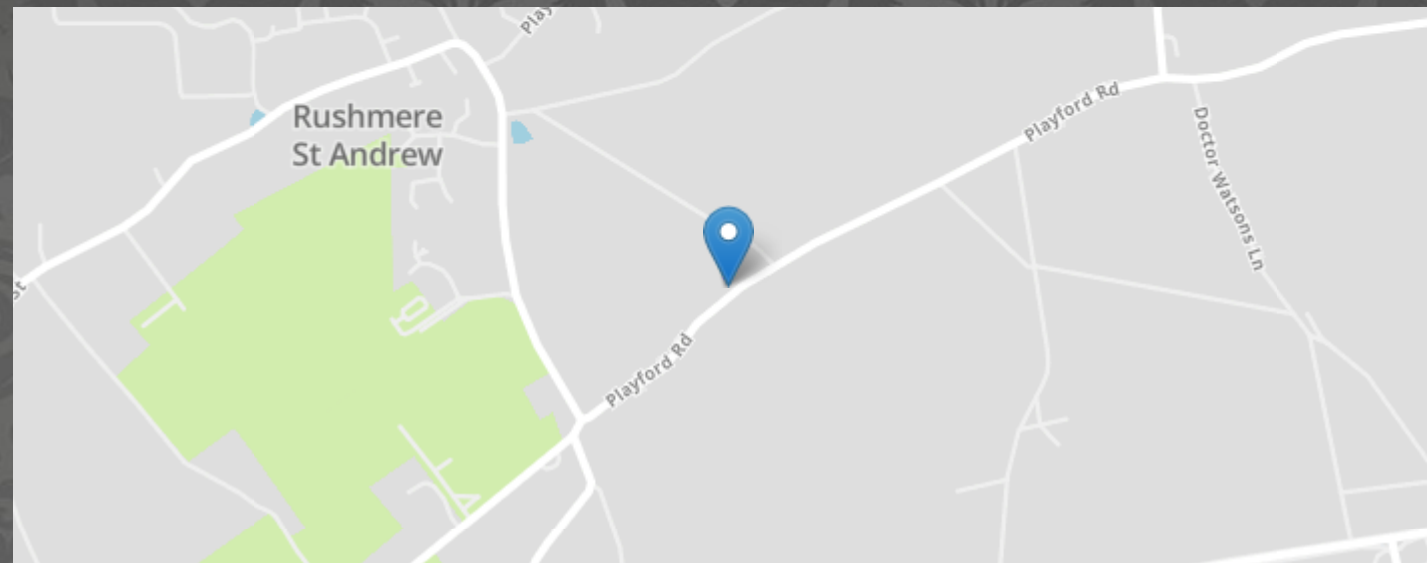


Playford Road, Rushmere St Andrew, Ipswich



- 5 BEDROOM TERRACED HOUSE
- LOG BURNER
- LOCAL GOLF COURSE NEARBY
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- AIR SOURCE HEAT PUMP
- EASY ACCESS TO A12 & A14
- DOUBLE GLAZED THROUGHOUT
- RECENTLY REFURBISHED
- APPROVED PLANNING PERMISSION FOR SIDE EXTENSION
- SOLAR ENERGY

MARKS & MANN

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

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contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Playford Road, Rushmere St Andrew, Ipswich

We are pleased to offer this five bedroom terraced property, which has recently been refurbished throughout and has approved planning permission for a further three bedroom loft extension. The property is situated on the East side of Ipswich, within easy access of the A12/A14, Ipswich hospital and local amenities.

Internally the property benefits from, on the ground floor: living room, games room/second reception, kitchen, bedroom five. To the first floor: Landing, bedroom one which features a walk in wardrobe and space for an En-suite, bedroom two, bedroom three, bedroom four and the bathroom. Externally the property benefits from off road parking to the front for multiple vehicles and a garden to the rear aspect which boasts stunning open field views.

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

£525,000

Playford Road, Rushmere St Andrew, Ipswich

Living Room

9.15m x 4.72m (30' 0" x 15' 6")
Log burner, dual aspect window to front aspect, double glazed, radiator X2, water heater storage x2.

Games room

3.57m x 5.24m (11' 9" x 17' 2")
Radiator, ceiling spotlights, double glazed window to rear.

Kitchen

8.55m x 3.43m (28' 1" x 11' 3")
Double glazed window to the rear, integrated dishwasher, ceiling spotlights, extractor, French doors to side, sink, radiator.

Cloakroom

Low level WC, hand wash basin, ceiling spotlight.

Bedroom five

4.64m x 1.95m (15' 3" x 6' 5")
Double glazed window to the rear aspect, door to rear aspect, ceiling spotlights, vertical radiator.

Bedroom four

3.03m x 2.80m (9' 11" x 9' 2")
Double glazed window to rear aspect, radiator.

Bedroom three

3.10m x 2.99m (10' 2" x 9' 10")
Integrated wardrobe, double glazed window to the rear aspect, radiator.

Bedroom two

3.51m x 3.75m (11' 6" x 12' 4")
Storage cupboard X2, double glazed window to the front aspect, radiator.

Bedroom one

3.94m x 3.78m (12' 11" x 12' 5")
Double glazed window to front aspect, radiator, walk in wardrobe.

Ensuite

This room is currently unfinished.

Bathroom

Bath with electric shower over, hand wash basin, low level WC, radiator, new flat roof.

Landing

Storage cupboard.

Garden

Decking area, patio, log store, hot tub.

Location

The property is located to the east side of Ipswich, Local golf course nearby.

Directions

Using a SatNav please use IPS 1DD as the point of destination.

Important information

Tenure - freehold
Services - we understand that mains electricity, water and drainage are connected to the property.
Council Tax - Band A
EPC rating - B

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.

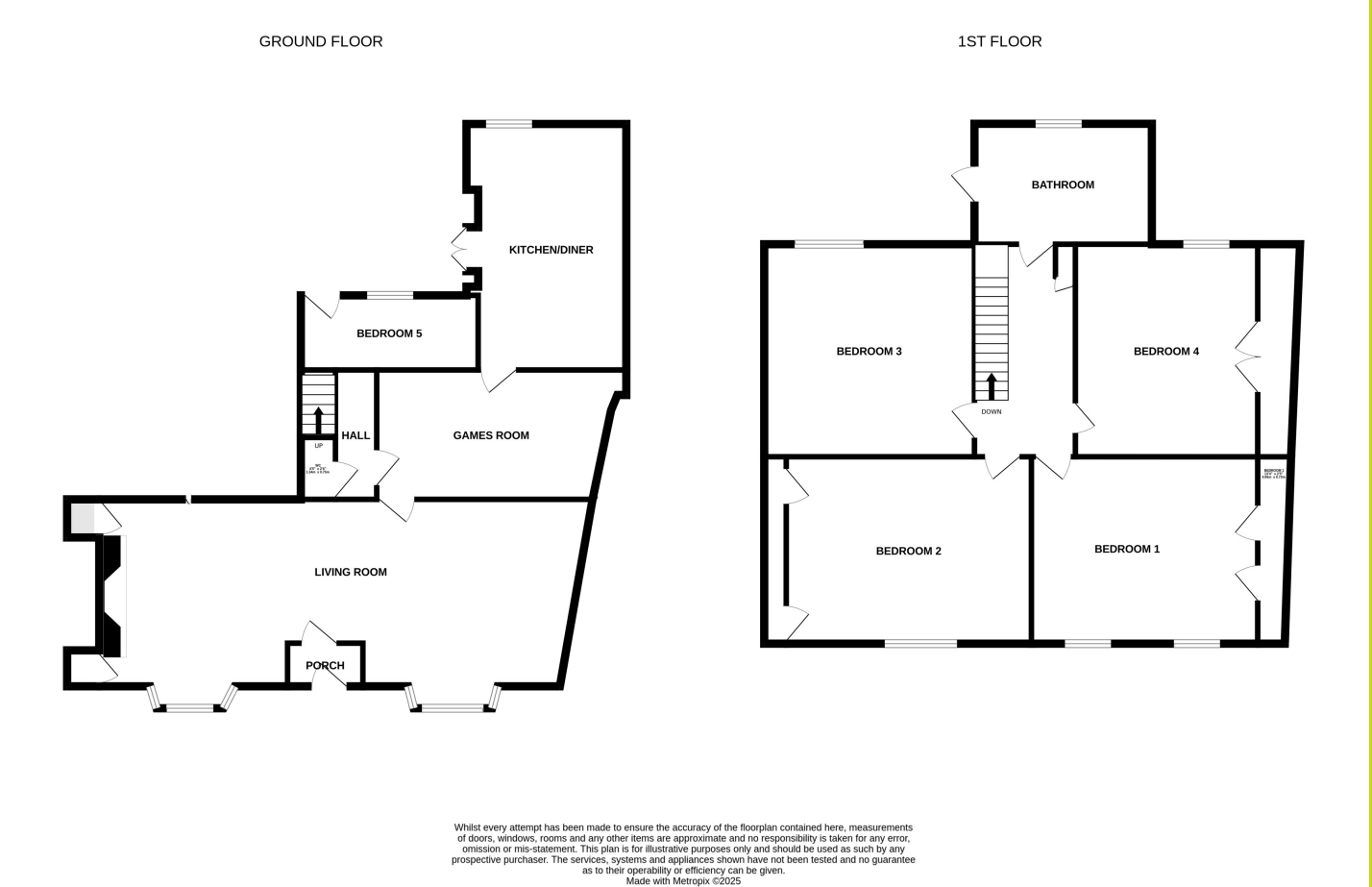
Money Laundering Regulations

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.

Playford Road, Rushmere St Andrew, Ipswich



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

