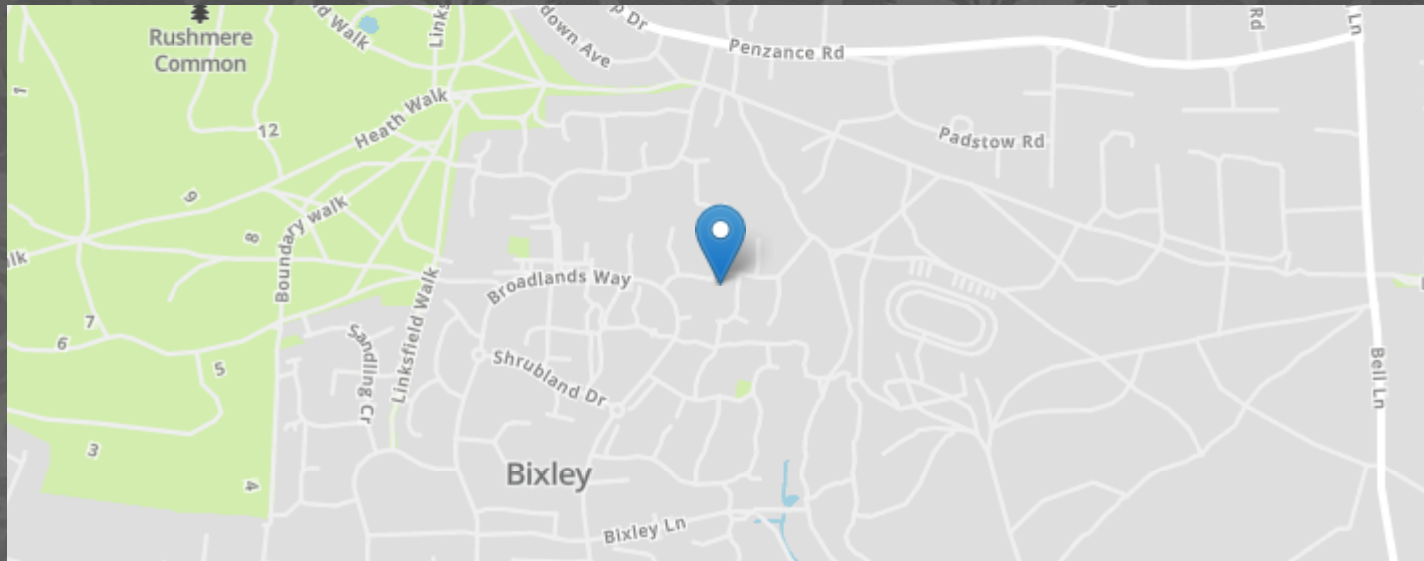


Euston Avenue, Rushmere St Andrew, Ipswich



- OFF ROAD PARKING
- GARDEN
- FOUR BEDROOM
- EXTENDED
- DOUBLE GLAZED

- NO FORWARD CHAIN
- OFFICE
- EN-SUITE
- RECENTLY REFURBISHED
- DETACHED

MARKS & MANN

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Website www.marksandmann.co.uk

MARKS & MANN



Euston Avenue, Rushmere St Andrew, Ipswich

We are pleased to be marketing this recently refurbished well presented and extended four bedroom detached home. The property sits in an ideal location to the East of Ipswich and is positioned close to schools and amenities.

Internally the property benefits from, on the ground floor: Entrance hall, living room, snug, kitchen, diner/sitting space and cloakroom. To the first floor: Landing, bedroom one which features an En-suite, bedroom two, bedroom three, bedroom four and the family bathroom. Externally the property benefits from off road parking for multiple vehicles plus a garage, office room and well kept garden to the rear aspect.

The property is being sold with no forward chain.

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

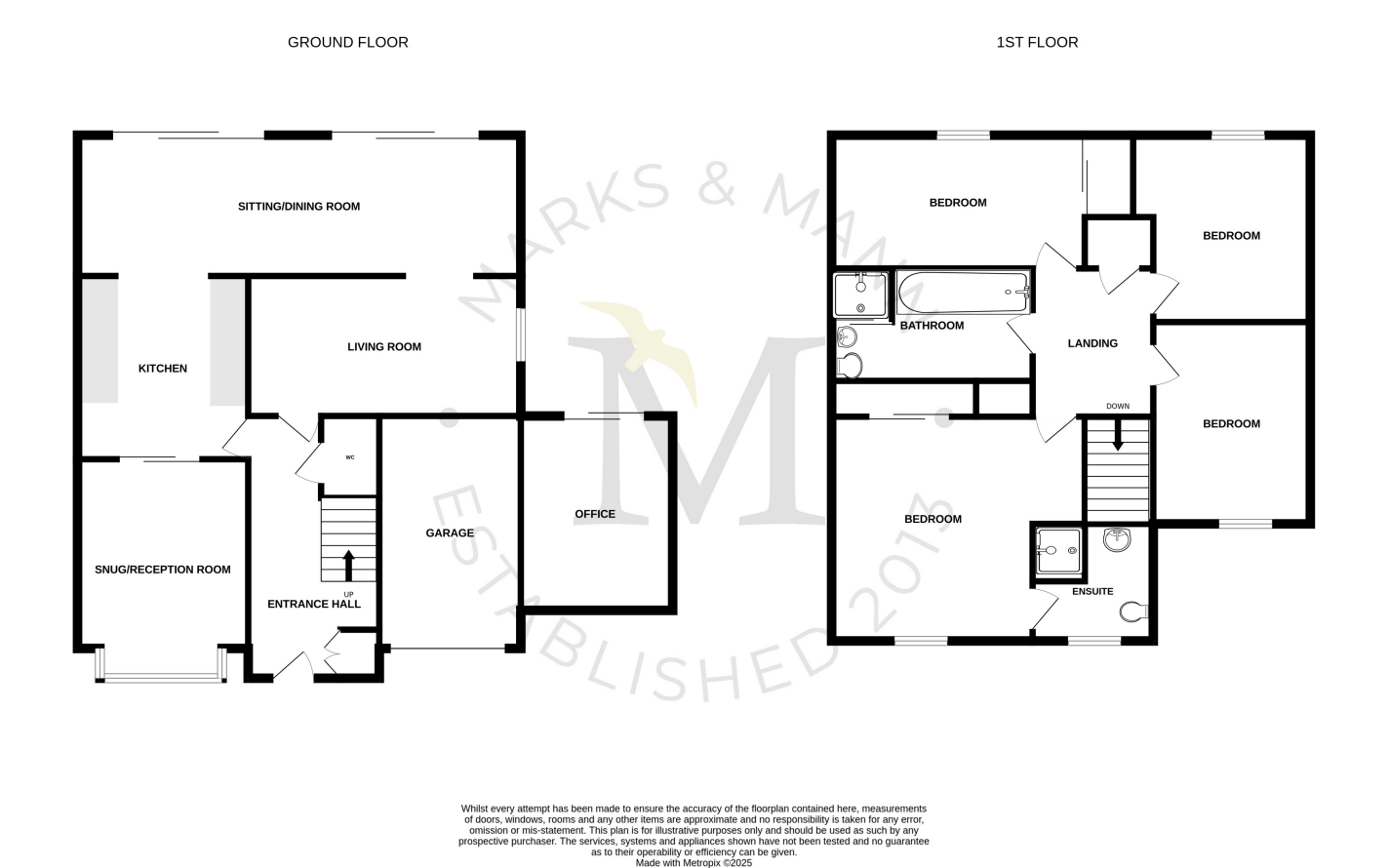
£500,000

Euston Avenue, Rushmere St Andrew, Ipswich

Entrance hall
Front door, radiator, storage cupboard, double glazed window to side aspect.
Living room
4.38m x 3.65m (14' 4" x 12' 0") Double glazed window to side aspect, inset ceiling lights, vertical radiator.
Kitchen
2.76m x 2.76m (9' 1" x 9' 1") Integrated fridge freezer x2, integrated dishwasher, integrated disposal bin, integrated oven, vertical radiator.
Dining/sitting area
6.81m x 2m (22' 4" x 6' 7") Sliding doors to rear aspect, dual radiator, velux window x2 fitted with rain sensors, inset ceiling spot lights
Snug
2.78m x 2.92m (9' 1" x 9' 7") Double glazed window to front aspect, window seating, vertical radiator, integrated shelving unit.
Cloakroom
Heated towel rail, hand wash basin, low level WC.
Landing
Airing cupboard/space for washing machine and dryer.
Bedroom one
3.66m x 3.61m (12' 0" x 11' 10") Double glazed window to front aspect, integrated wardrobe.
En-suite
Low level WC, double glazed window to side aspect, shower cubicle, hand wash basin, radiator.
Bedroom two
2.54m x 3.45m (8' 4" x 11' 4") Double glazed window to front aspect, radiator.
Bedroom three
2.76m x 3.39m (9' 1" x 11' 1") Double glazed window to rear aspect, radiator.

Bedroom four
3.90m x 2.00m (12' 10" x 6' 7") Integrated wardrobe, vertical radiator, double glazed window to rear aspect.
Bathroom
Bath, heated towel rail, low level WC, shower cubicle, integrated cupboard space, double glazed window to side aspect.
Garden
External lighting, patio, artificial lawn, raised flower beds.
Office room
Sliding door to front aspect.
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.
Directions
Using a SatNav, please use IP4 5QY as the point of destination.
Important information
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.

Euston Avenue, Rushmere St Andrew, Ipswich



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

