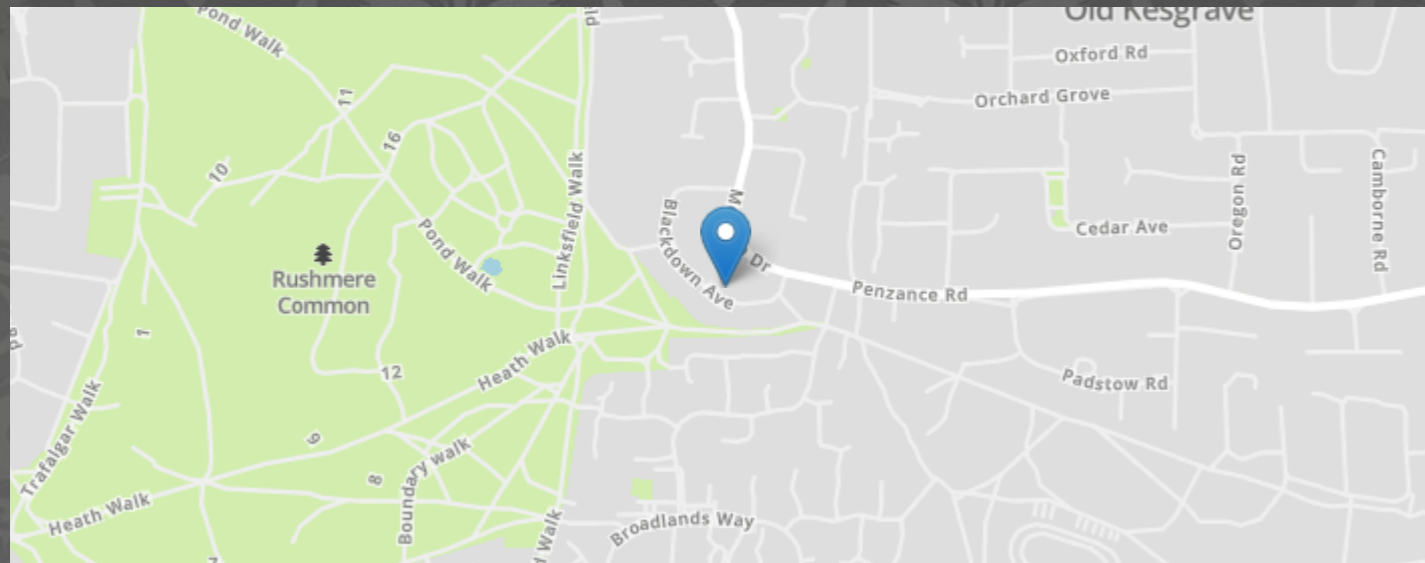


Blackdown Avenue, Rushmere St Andrew, Ipswich



- SEMI DETACHED BUNGALOW
- RECENTLY REFURBISHED THROUGHOUT
- GAS CENTRAL HEATING & DOUBLE GLAZED UPVC WINDOWS
- THREE BEDROOMS
- DESIRABLE LOCATION
- TANDAM GARAGE & OFF ROAD PARKING

MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

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MARKS & MANN



Blackdown Avenue, Rushmere St Andrew, Ipswich

Marks & Mann are pleased to offer this FULLY REFURBISHED THREE BEDROOM SEMI-DETACHED BUNGALOW situated in the popular location of Rushmere St. Andrew. The property offers a porch, lounge/diner, kitchen, conservatory, three bedrooms and a bathroom. The property has the added benefits of a tandem garage, off road parking, and a large enclosed garden. In the valuer's opinion, an early viewing is strongly advised to avoid disappointment.

Blackdown Avenue is in the sought-after location of Rushmere St. Andrew which provides easy access to popular schools and shopping facilities which can be found within Kesgrave, Martlesham and Ipswich. There is also a local shopping parade nearby along with good bus services close by.

£335,000

Blackdown Avenue, Rushmere St Andrew, Ipswich

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Entrance porch

Door to:

Sitting/dining room

6.34m x 3.73m (max) (20' 10" x 12' 3" (max)
Window to front, doors to kitchen and inner hall, with patio doors to rear leading into the conservatory.

Conservatory

4.42m x 2.62m (14' 6" x 8' 7")
Windows to all sides, polycarbonate roof and patio doors leading to the garden.

Kitchen

2.59m x 2.26m (8' 6" x 7' 5")
Two windows and door leading into the conservatory. Range of matching base and eye level units with worktops over, sink, electric cooker and hob with extractor over, with space for a fridge and freezer and space and plumbing for a washing machine.

Inner hall

Loft access and doors to all three bedrooms and the family bathroom.

Bedroom one

4.09m x 2.72m (13' 5" x 8' 11")
Window to front.

Bedroom two

3.07m x 2.74m (10' 1" x 9' 0")
Window to front.

Bedroom three

3.37m x 2.42m (11' 1" x 7' 11")
Window to rear, overlooking the garden.

Family bathroom

2.40m x 1.49m (7' 10" x 4' 11")
Window to rear, panel enclosed bath with shower over, hand wash basin with storage below and WC.

Outside

The front garden has been mainly laid to lawn with a low level fence to the front and pathway leading to the front door. A driveway to the side provides off road parking for multiple vehicles, leading to the tandem garage, measuring approx. 7.21m X 2.59m 23' 8" X 8' 10"), with two windows, a personnel door giving access to the rear garden and power and light connected. A side gate gives access to the rear garden.

There is a patio to the immediate rear of the property, ideal for outdoor entertaining, with the remainder predominately laid to lawn, enclosed by wooding fencing.

Important information

Tenure - Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band C.
EPC rating C.
Our ref: SM/elr.

Agents note

- New fuse - ox/consumer unit - November 2022
- New kitchen - January/February 2023
- New combi boiler - February 2023 (Last serviced January 2025)
- All new windows, insulation, cladding, front door and porch windows - February 2023
- New kitchen back door & kitchen window - April 2023
- New radiators - May 2023
- New bathroom - July/August 2023
- New conservatory roof - December 2023
- New patio doors - November 2024

Location

Blackdown Avenue is in the sought-after location of Rushmere St Andrew which provides easy access to popular schools and shopping facilities which can be found within Kesgrave, Martlesham and Ipswich. There is also a local shopping parade nearby along with good bus services close by.

Directions

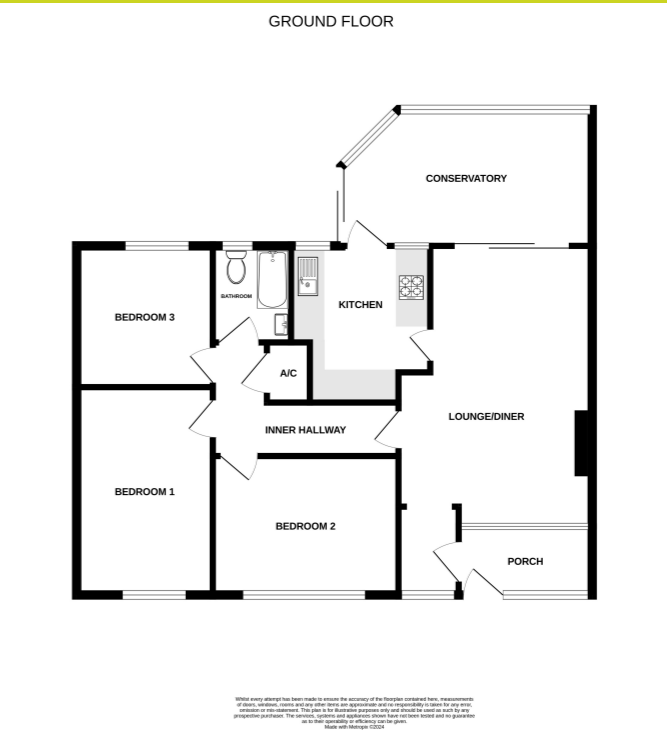
Using a SatNav, please use IP5 1AY as the point of destination.

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.

Anti-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.



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

