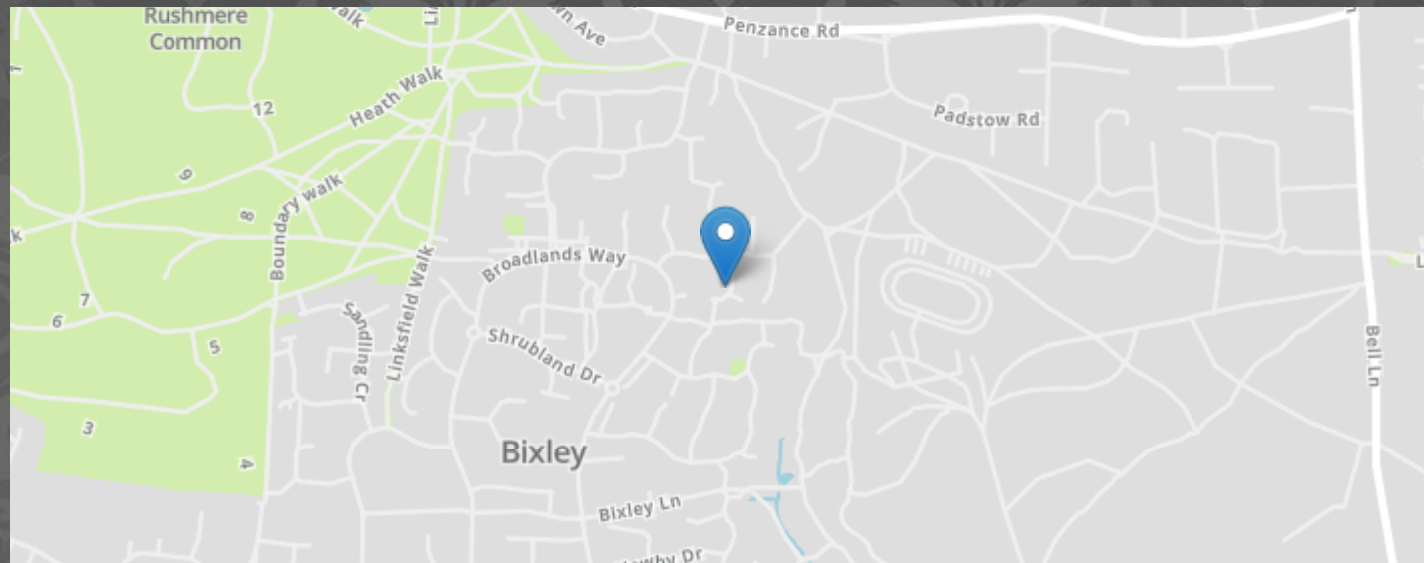


Seckford Close, Rushmere St Andrew, Ipswich



- OFF ROAD PARKING
- GAS CENTRAL HEATING
- SOUTH FACING GARDEN
- EN SUITE
- DOUBLE GLAZING
- CONSERVATORY
- WELL KEPT AND WELL PRESENTED
- FOUR BEDROOMS
- DETACHED
- TWO RECEPTION ROOMS

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Seckford Close, Rushmere St Andrew, Ipswich

Marks and Mann are delighted to bring this exceptionally well kept and well presented four bedroom detached home to the market for sale. The property is nestled on a quiet close to the East of Ipswich and is positioned ideally close to schools and amenities.

Internally the property benefit from, on the ground floor: Entrance hall, living room, dining room conservatory, kitchen, cloakroom, and games room. To the first floor: Landing, bedroom one which features an en-suite and built in wardrobe, bedroom two, bedroom three, bedroom four and bathroom. Externally the property benefited from off road parking to the front aspect plus a garage and a well presented south facing garden to the rear.

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

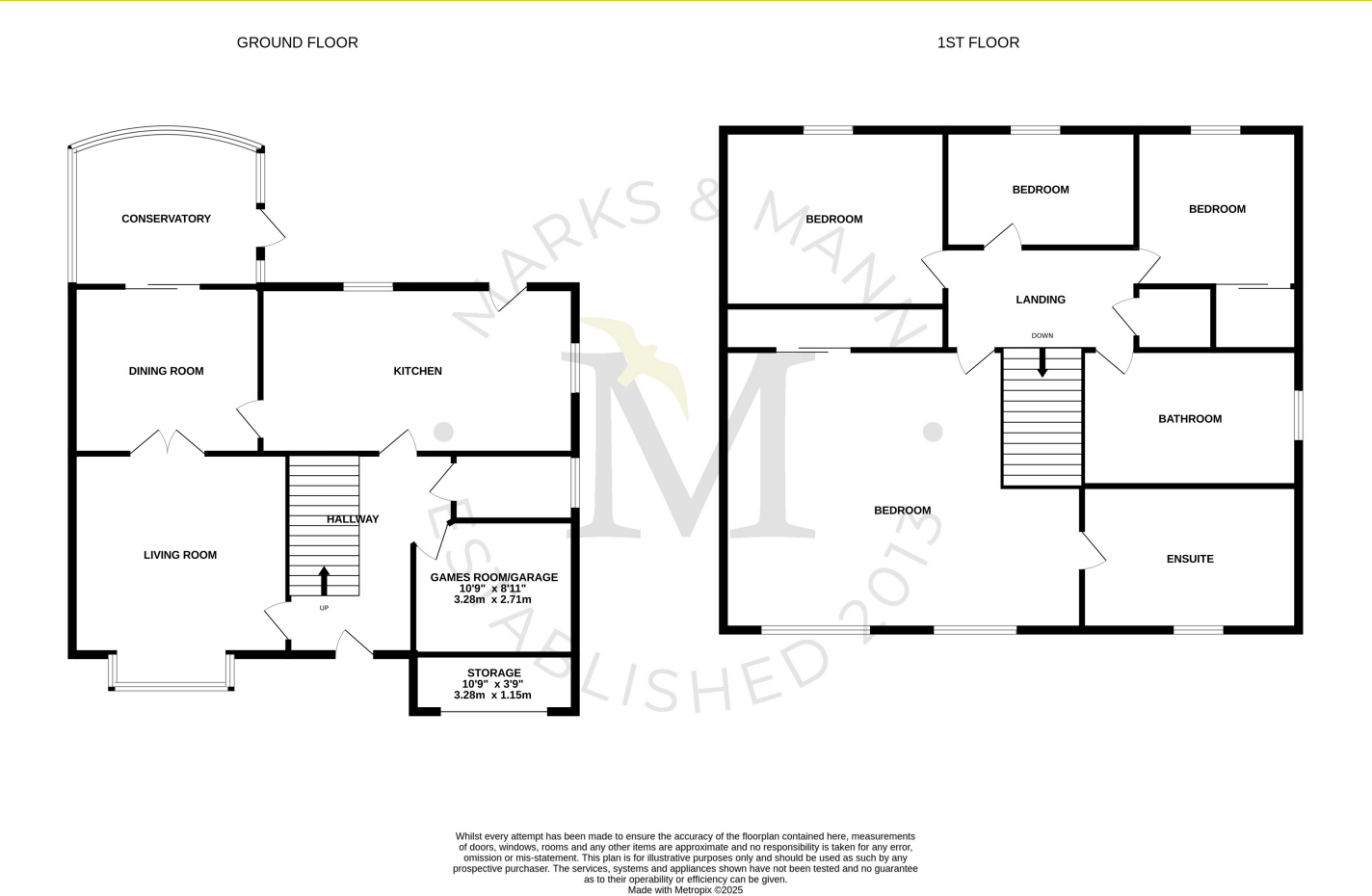
£450,000 Offers in Excess of

Seckford Close, Rushmere St Andrew, Ipswich

Entrance hall	
Front door, radiator.	
Living room	
3.61m x 5.19m (11' 10" x 17' 0") Electric fireplace, radiator X2, double glazed window to front aspect.	
Dining room	
2.99m x 3.49m (9' 10" x 11' 5") Radiator, sliding door to rear aspect.	
Conservatory	
3.06m x 3.58m (10' 0" x 11' 9") Door to side aspect, fan light, windows surrounding.	
Kitchen	
5.06m x 3.25m (16' 7" x 10' 8") Sink/draining board, fan heater under unit, double glazed window to rear and side aspect, integrated dishwasher, integrated washing machine, integrated fridge, integrated cooker, hob, extractor, door to rear aspect, pantry/UNDER stairs storage.	
Cloakroom	
Low level WC, hand wash basin, double glazed window to side aspect, radiator.	
Games room/garage	
Landing	
Storage/tank housing.	
Bedroom one	
5.64m x 3.28m (18' 6" x 10' 9")] Built wardrobe, dual aspect window to front aspect, radiator.	
Bedroom two	
2.66m x 3.47m (8' 9" x 11' 5") Double glazed window to rear aspect, radiator.	
Bedroom three	
2.47m x 3.30m (8' 1" x 10' 10") Built in wardrobe, double glazed window to rear aspect.radiator.	

Bedroom four	
2.96m x 2.21m (9' 9" x 7' 3") Radiator, double glazed window to rear aspect.	
Bathroom	
Shower cubicle, heated towel rail, double glazed window to side aspect, bath, low level WC, hand wash basin.	
Garden	
South facing, lawn, patio, shed.	
Outside	
Off road parking to front aspect with EV charging point, garden to rear 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 5QG 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 E 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 E.	

Seckford Close, Rushmere St Andrew, Ipswich



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

