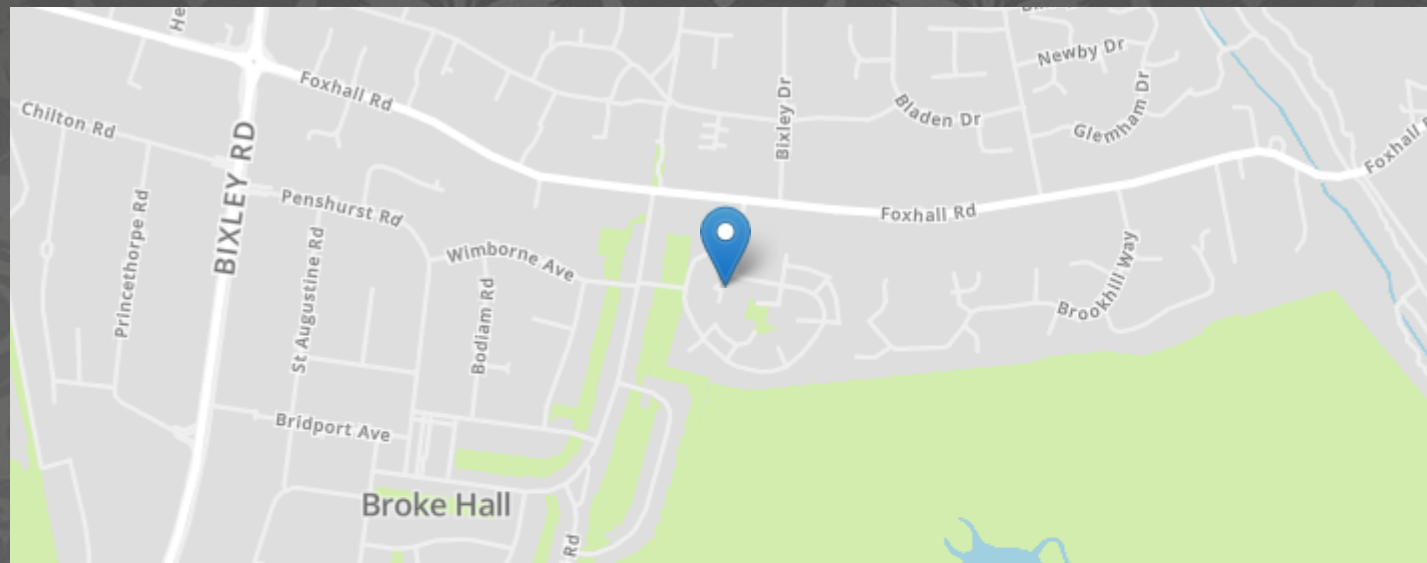


Heathlands Park, Foxhall Road, Rushmere St Andrew, IPSWICH



- NO CHAIN ONWARD
- GAS CENTRAL HEATING
- DERSSING AREA TO BEDROOM ONE
- DINING AREA
- ALLOCATED PARKING
- DOUBLE GLAZED WINDOWS & DOORS
- EN SUITE TO BEDROOM ONE
- LOUNGE
- ONE ALLOCATED PARKING SPACE

MARKS & MANN

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MARKS & MANN



## Heathlands Park, Foxhall Road, Rushmere St Andrew, IPSWICH

TWO BEDROOM PARK HOME located on the popular Heathlands Park retirement development in the Rushmere St Andrew area of Ipswich. The residence is available for over 65's and benefits from Entrance hall, Lounge/dining area, Fitted kitchen, bathroom, two double bedrooms, dressing area and ensuite to bedroom one, gas heating via radiators and double glazed windows. this Park home has seven years warranty left on windows and roof, In the valuer's opinion this is a well presented property in a popular location and early viewing is advised

The park home comes fully furnished with brand new furniture.

**£250,000**



Heathlands Park, Foxhall Road, Rushmere St Andrew, IPSWICH

Front

Shingle area, Path leading to front door with steps up to front door, Patio area, raised flower beds, outside light.

Entrance Hall

Three built in cupboards, Spot lights, Loft access with storage space. Radiator.

Lounge

3.07m x 5.89m (10' 1" x 19' 4") Two double glazed window to front and one to the side, Radiator.

Dining Area

2.55m x 3.07m (8' 4" x 10' 1") Double glazed window to side, Radiator.

Kitchen

2.46m x 3.67m (8' 1" x 12' 0") Double glazed window to rear and door. Range of eye level units. and base units with cupboards and drawers. Laminate work surface. 1 1/2 stainless steel drainer sink unit. Built in dishwasher, Built in Fridge/Freezer, Built in washing machine, Electric hob with extractor hood above, Built in eye level oven. Cupboard with wall mounted Gas boiler.

Bathroom

Double glazed window to front, Panelled bath, Part tiled, Low level W.C. Round hand wash basin on vanity unit, Radiator.

Bedroom One

2.83m x 3.33m (9' 3" x 10' 11") Double glazed window to side, Dressing with built in wardrobes, Radiator,

Ensuite

Double glazed window to rear, Low level W.C. Double shower cubical, Round hand wash basin on vanity unit. Radiator.

Bedroom Two

2.81m x 3.35m (9' 3" x 11' 0") Double glazed window to rear, Two built in wardrobes, Spot light, Radiator.

Outside

Mostly laid to lawn, Patio area, Outside lighting, Outside socket, Shingle area, Raised beds with railway sleepers.

Agent Note

The property is being sold fully furnished with brand new furniture.

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.

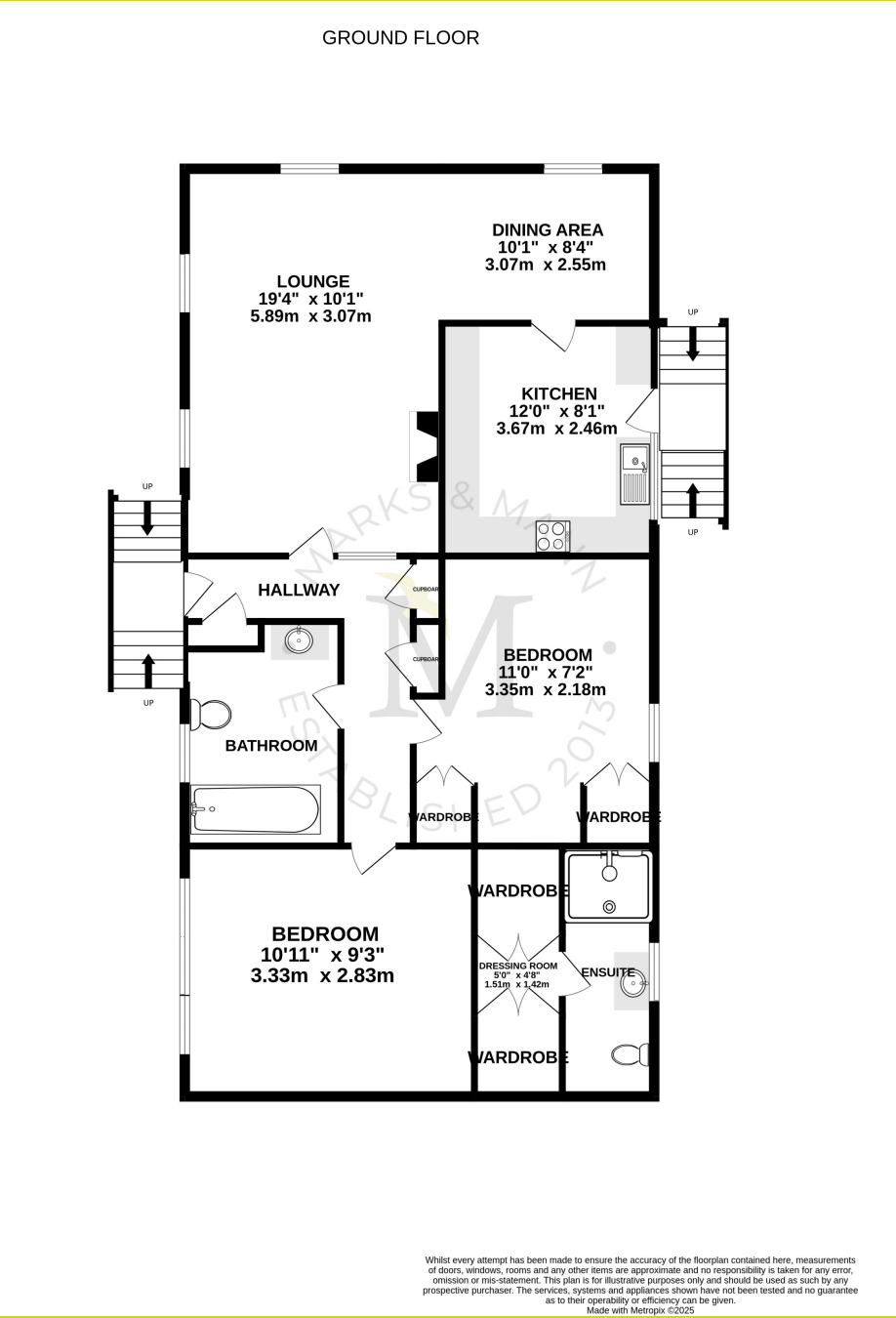
Money Laundering Regulations

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 instruction the council tax band for this property is band A.

Heathlands Park, Foxhall Road, Rushmere St Andrew, IPSWICH



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

