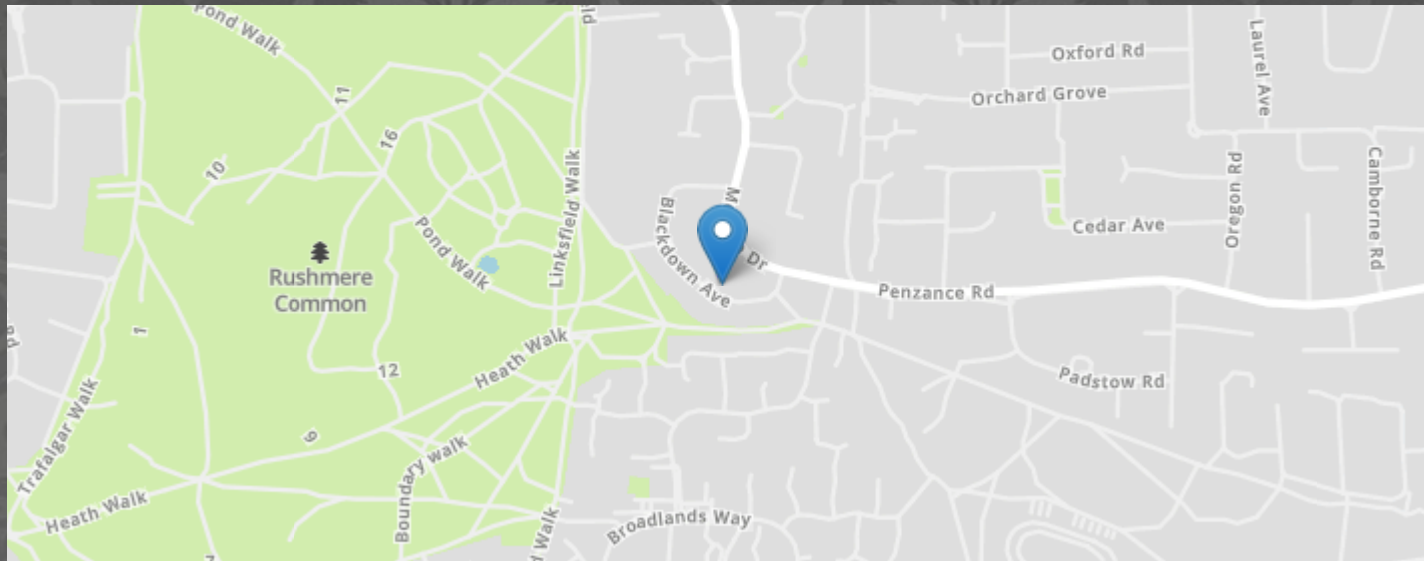


Blackdown Avenue, Rushmere St Andrew, Ipswich



- SEMI DETACHED BUNGALOW
- RECENTLY REFURBISHED THROUGHOUT
- GAS CENTRAL HEATING & DOUBLE GLAZED UPVC WINDOWS

- THREE BEDROOMS
- DESIRABLE LOCATION
- TANDAM GARAGE & OFF ROAD PARKING

MARKS & MANN

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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

Porch

UPVC composite front door leading it to an internal porch area, door to...

Lounge/Diner

6.34m x 3.73m (max) (20' 10" x 12' 3" (max) Window to front, 2 radiators, double glazed patio doors to conservatory, doors to kitchen & inner hallway.

Conservatory

4.42m x 2.62m (14' 6" x 8' 7") Newly installed polycarbonate conservatory roof (December 2023), tiled floor and patio doors to garden.

Kitchen

2.59m x 2.26m (8' 6" x 7' 5") Two double glazed windows to rear, door to conservatory. Fitted with a range of wall and base units, electric cooker and hob with extractor over, space for washing machine, dishwasher, fridge and freezer, Stainless steel sink.

Inner Hall

Loft access with combo boiler, cupboard with electric meters, doors to...

Bedroom One

4.09m x 2.72m (13' 5" x 8' 11") Double glazed window to front and radiator.

Bedroom Two

3.07m x 2.74m (10' 1" x 9' 0") Double glazed window to front and radiator.

Bedroom Three

3.37m x 2.42m (11' 1" x 7' 11") Double glazed window to rear and radiator.

Bathroom

2.40m x 1.49m (7' 10" x 4' 11") Double glazed window with obscure glass to rear, white three piece suite comprising bath with shower over, wash hand basin with storage below and WC.

Outside

To the front of the property there is a garden laid to lawn with a fence, a driveway provides off road parking that leads to the rear and garage/workshop 7.21m x 2.69m (23' 8" x 8' 10") power connected, vent for tumble dryer, two windows and door to garden.

The rear garden is mainly laid to lawn with a large patio area and access to garage and driveway.

Agents Notes

New fuse box/consumer unit - November 2022

New kitchen - January/February 2023

New combi boiler - February 2023 (Last serviced January 2024)

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

School admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

Money Laundering Regulations

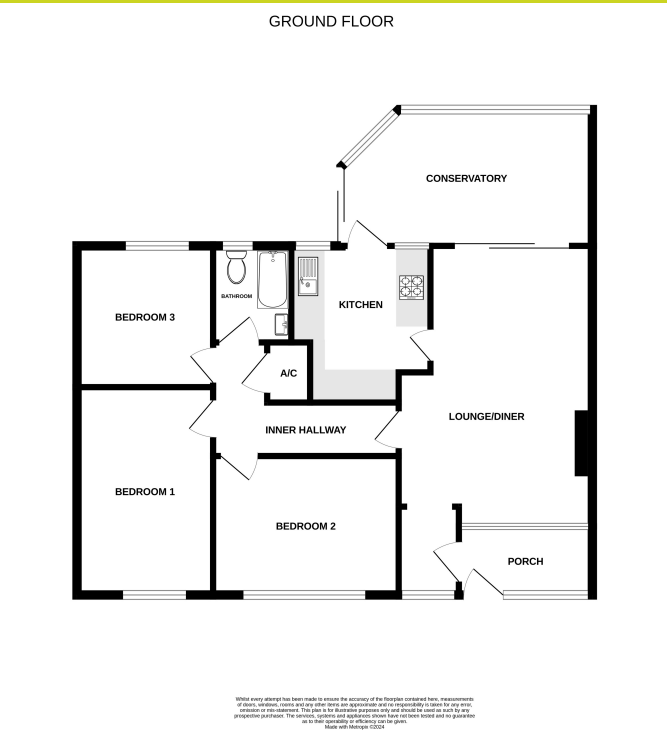
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Blackdown Avenue, Rushmere St Andrew, Ipswich

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.



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

