



Playford Road, Rushmere St. Andrew, Ipswich, IP5 1DD

Price £250,000 Freehold

**ipswich &
suffolk** estate
agents
Part of the Your Ipswich Group

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NO ONWARD CHAIN. We present to the market Oak Cottage, a 3 bedroom Cottage on the outskirts of Ipswich, in Rushmere St Andrew. This cottage has views overlooking fields front and back and has the convenience of being only a few minutes to Ipswich Hospital and local shops.

LIVING ROOM

15' 10" x 15' 8" (4.83m x 4.78m) Entrance door to living area, with exposed beams, electric fire, wood style flooring and window to front aspect.

INNER LOBBY

With Stairs off and door to:-

KITCHEN

9' 2" x 8' 9" (2.79m x 2.67m) Kitchen compromises of base and eye level cupboards and drawers with roll top work surfaces, single sink drainer, tiled splash back, space for oven and plumbing for washing machine, wood style flooring, patio doors to rear garden.

SHOWER ROOM

Shower Cubicle, hand wash basin, W.C. tiled floor, radiator, extractor and window to rear.

FIRST FLOOR LANDING

Meter cupboard and doors to:-

BEDROOM ONE

15' 8" x 9' 2" (4.78m x 2.79m) Window to rear aspect, cupboard housing boiler, carpet and radiator.

BEDROOM TWO

9' 8" x 8' 1" (2.95m x 2.46m) Window to rear aspect and radiator.

BEDROOM THREE

7' 5" x 6' 5" (2.26m x 1.96m) Window to rear aspect, cupboard and radiator.





OUTSIDE

Front Garden with hardstanding for off road parking.
Rear garden with patio area, fence enclosed and gate to field at the bottom of the garden.

COUNCIL TAX

Ipswich Borough Council - Band B - 1,834.42 (25/26)

NEAREST SCHOOLS (.GOV ONLINE)

Heath Primary School
St Alban's High

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.
The link below will take you to the government online calculator to assist you with working out the cost for this

tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer

to purchase, please contact us and we will make every effort to be of assistance.

Playford Road Rushmere St. Andrew IPSWICH IP5 1DD	Energy rating	Valid until:	4 July 2033
	E	Certificate number:	8707-8357-0002-1603-1806

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**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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