



Broadlands Way, Rushmere St. Andrew, IP4 5SU

Guide Price £360,000 Freehold

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suffolk** estate
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Broadlands Way, Rushmere St. Andrew, Ipswich, IP4 5SU

NO ONWARD CHAIN. A well presented two bedroom detached bungalow on a private road for over 55's and situated in the sought after Rushmere St Andrew. The property comprises: entrance porch, entrance hall, cloakroom, kitchen, open plan kitchen/lounge/diner, conservatory, two bedrooms and shower room. The property benefits from underfloor heating and is convenient to local schools, amenities and Ipswich Hospital.

ENTRANCE PORCH

Front entrance door, tiled floor and storage cupboard.



ENTRANCE HALL

UPVC door, loft access, cupboard housing gas boiler, doors to bedrooms, shower room and lounge.

CLOAKROOM

Tiled flooring, hand wash basin and W.C.

KITCHEN/LOUNGE/DINER

22' 5" x 16' 0" max (6.83m x 4.88m)



LOUNGE DINER AREA

Bi-fold door to conservatory, fireplace with surround, TV and phone point and thermostat.

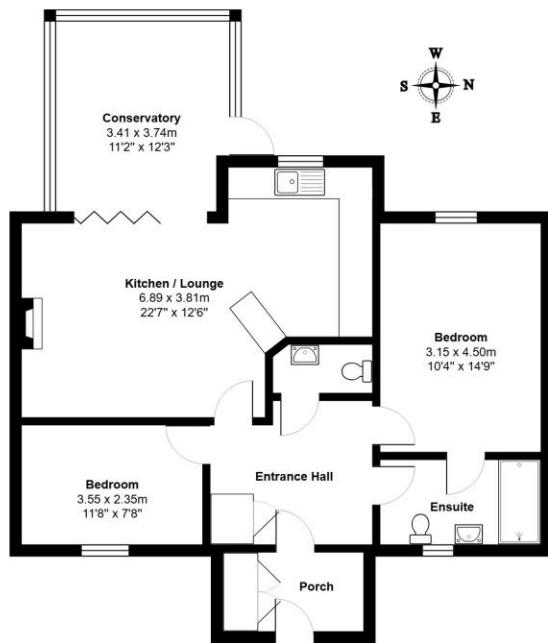
KITCHEN AREA

Base and eye level cupboards and drawers, worktops with upturn, 1 1/2 sink drainer, integrated larder fridge/freezer, integrated oven, hob and hood, integrated dishwasher, space for washing machine, insert spotlights, breakfast bar with storage. UPVC window to rear aspect.

CONSERVATORY

Bi-fold doors from the lounge, tile effect flooring, door to rear patio area and built in ceiling blinds.





Total Area: 85.9 m² ... 925 ft²

BEDROOM ONE

14' 8" x 10' 4" (4.47m x 3.15m) UPVC double glazed window to rear aspect, TV and phone point, thermostat, door to shower room.

BEDROOM TWO

11' 8" x 7' 8" (3.56m x 2.34m) UPVC double glazed window to front aspect, TV and phone point and thermostat.

SHOWER ROOM

Walk in shower with glass screen, rainfall shower and hand mobile shower head, tiled surround, vanity unit with storage. Hand wash basin, W.C with hidden cistern. Heated towel rail, tiled flooring and window to front aspect, door to both bedroom and hall.

OUTSIDE

Front garden with shingle and mature shrubs, metal fencing with path to front door. Allocated parking to side with rear access via a gate. Rear garden has a patio area, lawn and mature shrubs, outside tap and lighting and gate to side access.

COUNCIL TAX

Ipswich Borough Council - Band D - £2,358.54 (2025-2026)

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>

CONSUMER PROTECTION REGULATIONS 2008

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Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other

service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Broadlands Way Rushmere St. Andrew IPSWICH IP4 5SU	Energy rating C	Valid until: 8 November 2034
		Certificate number: 0882-3943-2209-5764-7204



**VIEWING STRICTLY BY APPOINTMENT
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