



Foxhall Road, Rushmere St. Andrew Ipswich IP4 5TQ



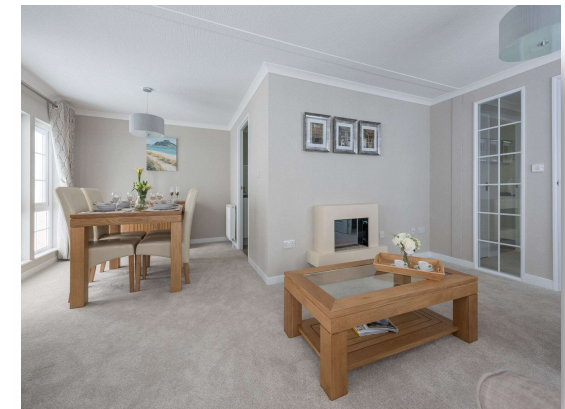
welcome to

Foxhall Road, Rushmere St. Andrew Ipswich

Must be viewed to be appreciated! Photos are for guidance purposes only and are not of this specific plot. **. BRAND NEW LUXURIOUS over 65's park home located in the desirable location of Heathlands Park, Rushmere St Andrew, boasting no onward chain and a landscaped rear garden.

Agents Note

CGI's, images, specifications and plans are provided for guidance purposes only, may not be of this specific plot and may differ from the finished development





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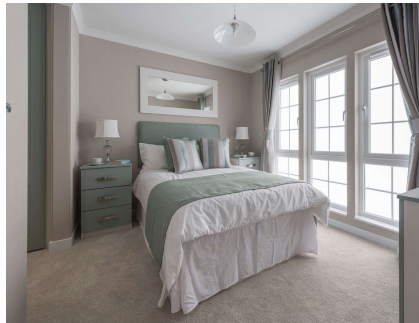
- Highly sought after East Ipswich location
- Brand new with no onward chain
- Over 65(s)
- High pitched tiled roof guaranteed for 40 years
- Double glazing with Georgian bar (10yr frame guarantee) + 5 yr glazing warranty

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers in excess of

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPW102937 - 0013

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 721965



IpswichEast@williamhbrown.co.uk



33 Woodbridge Road East, IPSWICH, Suffolk,
IP4 5QN



williamhbrown.co.uk