



Foxhall Road, Rushmere St. Andrew Ipswich IP4 5TQ

welcome to

Foxhall Road, Rushmere St. Andrew Ipswich

HEATHLANDS PARK** **NO ONWARD CHAIN** * **TWO RECEPTION AREAS** **BATHROOM** **TWO BEDROOMS** **OVER 65s** **VIEWING ADVISED*



Agents Note

******The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved******

Hallway

With doors leading to the kitchen, bedrooms one and two, bathroom and dining room.

Living Room

19' 2" x 11' 5" (5.84m x 3.48m)

Dual aspect room with windows to front and side aspects, opens into the dining room.

Dining Room

9' 7" x 7' 4" (2.92m x 2.24m)

This versatile space could be used as a craft room, home office or dining room. The space links well with the living room and features a window and door to side aspect. There is also a boiler space.

Kitchen

10' 7" x 9' 3" (3.23m x 2.82m)

Offering a range of floor and wall units with co-ordinated work surfaces as well as an inset sink unit. The kitchen has a window to front aspect.

Bathroom

Fitted with a three-piece suite comprising of low level wc, wash hand basin and bath.

Bedroom One

10' 8" x 9' 4" (3.25m x 2.84m)

With window to side aspect.

Bedroom Two

With window to side aspect.

External Details

The property has the benefit of a garden which has been mainly laid to lawn, there is also a paved area.



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Foxhall Road, Rushmere St. Andrew Ipswich

- HEATHLANDS PARK
- OVER 65s
- SECURITY ENTRANCE SYSTEM
- TWO RECEPTION AREAS
- TWO BEDROOMS

Tenure: EPC Rating: Exempt
Council Tax Band: A

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.

£75,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPW103533



Property Ref:
IPW103533 - 0008

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.

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